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**MONTEREY COUNTY, CALIFORNIA**

# **DEL MONTE FOREST AREA LAND USE PLAN**



**LOCAL COASTAL PROGRAM**





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LAND USE PLAN**

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LOCAL COASTAL PROGRAM**

Adopted by the Monterey County  
Board of Supervisors July 5, 1983

Adopted as the Final Land Use Plan by the  
Board of Supervisors July 17, 1984

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by the  
California Coastal Commission

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**MONTEREY COUNTY**

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IN MEMORIAM

TO SAMUEL F. B. MORSE AND COLONEL ALLEN GRIFFIN, WHO THROUGH PERSONAL DEDICATION AND BY THE EXERCISE OF RESTRAINT AND FINE TASTE, PRESERVED THE DEL MONTE FOREST FOR US ALL. MAY THEIR EXAMPLE OF LEADERSHIP, COOPERATION, RESPECT FOR THE FOREST, AND DEDICATION TO QUALITY, INSPIRE THOSE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS LAND USE PLAN.



**MONTEREY COUNTY, CALIFORNIA  
DEL MONTE FOREST LAND USE PLAN  
LOCAL COASTAL PROGRAM**

**PREPARED BY THE MONTEREY COUNTY PLANNING DEPARTMENT**

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## FOREWORD

The 1977 Plan for the Del Monte Forest was identified in the LCP Work Program as the basis for this LUP. Therefore, the initial step in the local coastal planning process for the Del Monte Forest Area was to compare statewide coastal planning goals of the Coastal Act with the objectives enumerated in the 1977 Plan. A summary of this comparison is set forth here to establish a policy context for the LUP which follows.

### STATEWIDE COASTAL PLANNING GOALS

The California legislature has declared the basic statewide goals for the Coastal Zone in Section 30001.5 of the Coastal Act of 1976. These are:

- 1) To protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural manmade resources.
- 2) To assure orderly, balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of the state.
- 3) To maximize public access to and along the coast and maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- 4) To assure priority for coastal-dependent and coastal-related development over other development on the coast.
- 5) To encourage State and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the Coastal Zone.

### DEL MONTE FOREST AREA PLANNING GOALS

The 1977 Del Monte Forest Plan, which forms the basis for the LUP, enumerated 18 planning goals which, although more specific than those cited above, are nonetheless consistent with statewide coastal planning goals. Similarly, the Del Monte Forest Open Space Management (OSAC) Plan, a companion document to the 1977 Plan and an implementation program of this LUP, enumerated four primary objectives for open space management.



Although they are not actual policies of this LUP, the goals and objectives of both of these plans have been organized as above, to focus attention on the basic relationship between these plans and the basic statewide goals of the Coastal Act.

1) The protection, enhancement, and restoration of the overall quality of the Coastal Zone environment and its natural and manmade resources are stated in the following goals:

- To work within the natural environment
- To recognize and accommodate rare and endemic biotic resources
- To maintain specified land in parcels large enough to accommodate natural features and processes
- To utilize fully the desirable natural features of the climate and natural vegetation
- To minimize the adverse effects of visual and aesthetic factors of development through the application of sensitive design
- To protect key natural cultural features
- To protect native flora and fauna on open space properties from direct adverse human impact such as excessive trampling, damage by vehicles, horses, vandalism, etc.
- To protect native plant communities on open space properties from invading exotic vegetation by removing such exotics and deterring re-establishment
- To perpetuate a natural ecological balance where it now exists on open space properties, and restore the balance where it has been significantly altered

2) The orderly balance between resource conservation and social and needs (i.e., development) is included in the following:

- To obtain an optimum match between land uses, existing facilities, and natural resources
- To establish a Forest holding capacity in terms of the number of dwelling units based on natural, physical, and cultural resources
- To be able to average the allowable density over a given portion of any of the eight planning areas, thus



allowing for larger contiguous open space, except where minimums are established in the 1977 Plan (to allow clustering)

- To implement a land use program that make it feasible to rehabilitate those areas that were previously allocated for mineral extraction
- To recognize and plan around environmental deficiencies such as geological instability
- To maintain and upgrade, where possible, air and water quality
- To provide implementing mechanisms, with respect to open space areas, consistent with the resource management policies of the LUP when adopted

3) Maximization of public access and recreation opportunities consistent with conservation principles and property rights is included in the following:

- To provide a continuity of open space and recreation areas, thus allowing unencumbered access and circulation
- To provide a traffic circulation system that will enhance 17-Mile Drive, encumber the least number of residential units, optimize the separation of resident and tourist vehicles, separate service vehicles, and allow for bike paths and bridle and hiking trails

4) The assurance of priority for coastal-dependent and coastal-related development over other development:

- (Specific goals to achieve this Coastal Act goal are not enumerated in the 1977 Plan per se. The Plan, however, provided for a visitor-serving resort hotel complex on the coast in the Spanish Bay planning area. The Plan also contemplated a new Forest access gate to relieve congestion at the primary visitor access points to 17-Mile Drive. The OSAC Plan also provides detailed policies and maintenance standards for the coastal strip from Pescadero Point to the Pacific Grove boundary, thus assuring dual goals of visitor access and protection of the coastal-dependent, environmentally sensitive coastal strand environment.)

5) The encouragement of State and local cooperation to implement coordinated planning and development is included in the following:

- To make use of complementary zoning ordinances,

subdivision regulation, capital improvement programs, and related policies in order to assure orderly development

- To maintain a high degree of integrity in all future land development projects
- To assure that all of the proposed open space shown in the Del Monte Forest Plan will be implemented



## CHAPTER ONE: INTRODUCTION

### THE LOCAL COASTAL PLANNING PROCESS

The purpose of this document is to satisfy the requirements of two State mandated planning programs. The first is the Local Coastal Program (LCP) required by the California Coastal Act of 1976. The second is the General Plan Program mandated by the General Planning Provisions of the California Government Code. This document is a Land Use Plan (LUP). Following approval, the implementing procedures for the LUP will be developed and approved. Together, the LUP and the implementing procedures will constitute the LCP and Master Plan for the area.

The California Coastal Act of 1976 requires that the County of Monterey prepare a plan for the portion of the California Coastal Zone under its jurisdiction. The Del Monte Forest Area is one of four segments of the Monterey County Coastal Zone, the others being North County, Carmel, and Big Sur. The Del Monte Forest Area Coastal Zone is shown in Figure 1. The Coastal Zone includes all of the Del Monte Forest (except the Country Club planning area), the Shepherds Knoll planning area (also known as the Scenic Drive Annexation area of Monterey), and a portion of the U. S. Army Presidio of Monterey. Coastal permit and LCP program requirements apply throughout these areas.

California General Planning Law requires that the County maintain a countywide general plan. This is accomplished by preparing and periodically updating mandated general plan elements applicable countywide (e.g., Seismic Safety Element) and by preparing and periodically updating land use plans for various sections of the County. In the case of the Del Monte Forest Area, the Sectional Plan applies to all unincorporated areas, irrespective of the location of the Coastal Zone boundary. Thus, the Country Club planning area within the Del Monte Forest, while not subject to the provisions of the Coastal Act, is subject to General Plan requirements and is included in this Plan.

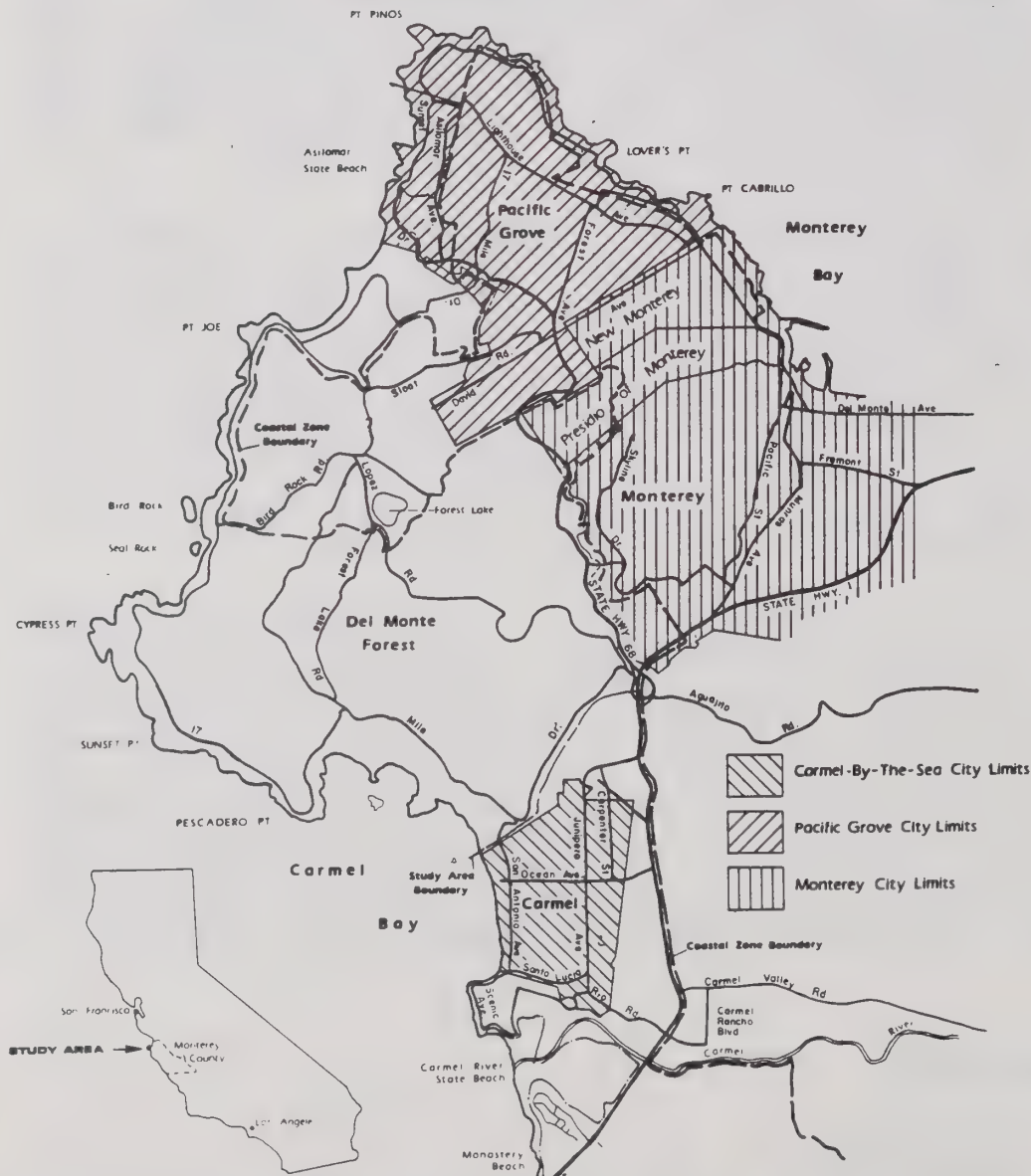
### REPORT ORGANIZATION

#### Chapter 1 - Introduction

Chapter 1 introduces the local coastal planning process in the context of the general planning process, and summarizes the organizational framework of this LUP. An historical perspective of planning and public participation in planning for the Del Monte Forest is presented along with a summary of jurisdictional considerations affecting development and implementation and a glossary for interpreting policy terminology. This chapter also enumerates a series of policy guidance statements -- the key

**FIGURE 1**

**LOCATION MAP**

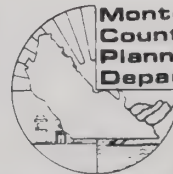


**DEL MONTE FOREST  
LOCAL COASTAL PROGRAM**

**FIG. 1  
LOCATION & LOCAL  
JURISDICTIONS**



0 1000 2000 4000  
FEET



**Monterey  
County  
Planning  
Department**

Source: U.S.G.S. 7.5 minute quad June 1979



policies of the LUP -- which set the stage for more detailed policy, land use, and implementation program development in subsequent chapters.

## **Chapter 2 - Resource Management Element**

Chapter 2 presents the resource management policies of this LUP and includes discussion of resource management issues. Resource management is directly related to protecting and enhancing the Coastal Zone environment, which represents the heart of the California Coastal Act.

## **Chapter 3 - Land Use and Development Element**

Chapter 3 presents land use and development policies of this LUP and analyzes the balance between Coastal Zone resource conservation and social needs. This chapter presents land use designations for residential, commercial, and open-space land uses, both as generally applied to the entire area and specifically applied to individual planning areas.

## **Chapter 4 - Land Use Support Elements**

Chapter 4 presents the land use support policies of the LUP and addresses issues related to circulation, water supply and wastewater services, and housing. This discussion includes consideration of development and public access support systems as they may constrain the timing of new or expanded uses. The principal thrust is to assure that coastal-dependent and coastal-related development is given precedence over non-priority uses.

## **Chapter 5 - Public Access**

Chapter 5 presents the most suitable locations for physical and visual access along the Del Monte Forest coast. It discusses Public Access considerations and policies to maximize public access and recreational opportunities.

## **Chapter 6 - Implementation and Administration**

Chapter 6 describes implementing mechanisms for the LCP pertaining to open space management and new development. This chapter also identifies other supporting actions which may be useful in augmenting basic implementing mechanisms. The details of implementation will be described in zoning and other implementation documents contained in the appendices of this plan.

## **Chapter 7 - Open Space Management Plan**

Chapter 7 describes the policies and standards of the OSAC Open Space Management Plan. It defines how the private non-profit Del Monte Forest Foundation will implement that plan.



## RELATION OF MAPS TO PLAN

In addition to the Del Monte Forest Land Use, Recreation Facilities and Public Access, and Circulation Maps, the Environmental Considerations and Environmentally Sensitive Habitat Areas maps are to be used as background resource material for decision-making.

The intended use of the Resource Maps which are available at a reduced and 600 scale, is to generally illustrate the basis of policies for purposes of planning or reviewing development proposals in the Coastal Zone. The County, in incorporating these maps into the plan, acknowledges that they are not definitive and may contain errors or inaccuracies or may be incomplete. Thus, there is no substitute for careful field checking by qualified persons to verify the location of coastal resources or other information represented. Challenges to the accuracy of the maps are encouraged by the County in a continuing effort to maintain the best data base possible. As new or more accurate information becomes available, the 600 scale maps will be revised and updated, and decisions will accordingly be based on the new data.

## HISTORICAL CONTEXT

### 1966 Plan

In 1966, the Del Monte Properties Company (succeeded by the Pebble Beach Company) and its consultants prepared the original Del Monte Forest Plan. This document was reviewed and endorsed by the Monterey County Planning Department, and the Monterey Peninsula Area Planning Commission recommended adoption of the Plan by the County Board of Supervisors. The Board of Supervisors adopted the document in July, 1966. This adopted plan was to act as a guideline for the assignment of subsequent land use designations in the Forest. Three years later, in 1969, zoning was adopted for the Del Monte Forest. This zoning essentially matched the 1966 Plan with the exception that some of the land use designations were changed; for example, the area designated Industrial was eliminated. However, the adopted 1966 Plan was not updated to reflect these changes. During 1970, the S.F.B. Morse Botanical Reserve was created to protect rare and endemic plant species. An ecologically-based team with expertise in the physical and biological sciences was commissioned to conduct a natural environmental analysis of the area, and the results of that investigation led to the inventory and boundary definition of the Reserve. The boundary, as finally described, did not coincide with the open space designations of the adopted 1966 Plan. It therefore became apparent that there were discrepancies between the land uses defined in the 1966 Plan and the true natural setting. The time had come to amend the 1966 Plan.

## Natural Environmental Resource Report

During 1972 and 1973, a natural resources inventory of the entire Del Monte Forest was conducted. The results of that analysis are presented in the Natural Environmental Resources Report completed in April, 1973, by James A. Roberts Associates. Aided by this more precise environmental data base, the Forest was subdivided into logical planning areas, and land use planning resumed.

### 1977 Plan

From 1974 through 1976, further technical studies and land use concepts were developed by both the Pebble Beach Company and the Del Monte Forest Homeowners Association (succeeded by the Del Monte Forest Property Owners). Heated debate ensued concerning open space protection and land use issues. In April 1977, the 1977 Plan was introduced. The 1977 Plan reflected changes in land use, implemented development that occurred through 1976, and was the subject of an Environmental Impact Report certified in 1976. The 1977 Plan reflected consensus among the Del Monte Forest Property Owners, and the Pebble Beach Company, and it received the support of Forest residents in a referendum.

In 1977, the 1977 Plan was being considered by the County Planning Commission as an update to the 1966 Monterey County General Plan for the Forest. The Plan was tabled to permit time to evaluate its consistency with the policies of the California Coastal Act. The County and Coastal Commission, in the LCP Work Program, established the 1977 Plan as the basis for this document and the accompanying Implementation Program. The 1977 Plan, although not actually adopted, has served as a guide for subsequent County approvals of several subdivisions within the Forest since 1977, as well as several open space dedications to the Del Monte Forest Foundation. This LUP reflects the changes necessary to bring the 1977 Plan into consistency with Coastal Act policies.

### Open Space Management Plan

During 1979 and 1980, the Del Monte Forest Open Space Advisory Committee (OSAC), a group including representatives of organizations with ownership responsibility for open space in the Forest, as well as several prominent local naturalists, prepared a Plan for long-term management of open space in the Del Monte Forest. The Del Monte Forest Foundation, a private non-profit corporation, has agreed to carry out this open space management plan. OSAC activities were intended to implement a key goal of the 1977 Plan, which provided that the Plan assure that all the proposed open space of the Del Monte Forest Plan will be implemented. The Open Space Management Plan, substantially enlarged upon the policy framework of the 1977 Plan with respect to open space management and provided specific maintenance standards for managing the natural resources of the Forest.



Since the open space contains almost all the environmentally sensitive habitats within the Del Monte Forest, the Open Space Management Plan effectively assures that the environmentally sensitive habitat policies of the Act (Section 30240) will be carried out. The OSAC Plan is adopted as part of the LUP but it does not supersede the policies in the LUP.

### CITIZEN PARTICIPATION

During the years leading to the adoption and certification of the LUP document (1969 to 1983), extensive public involvement occurred, focusing on planning and environmental issues in the Forest. This included public hearings before the Planning Commission and Board of Supervisors, many meetings of interested parties, numerous meetings of the Planning Commission subcommittee responsible for resolving Del Monte Forest planning issues, and public hearings by the California Coastal Commission.

Subsequent to 1977, as the local coastal planning process began, citizen involvement has continued through public hearings for LCP Issue Identification, the LCP Work Program, and finally this document. In addition to these public hearings, the Del Monte Forest Area Local Coastal Program Citizens Advisory Committee (CAC) has provided citizen input to the program. Regular meetings of the CAC began in November of 1979 to discuss background reports, planning issues, and goals for the community under the Local Coastal Program. Scheduled meetings were advertised in local newspapers to encourage public attendance. Additional public hearings were held concurrent with review of this document by the County Planning Commission and the Board of Supervisors, and finally, by the State Coastal Commission.

### JURISDICTIONAL CONTEXT AND LCP APPLICABILITY

This LUP and the accompanying Implementation appendix are the principal products of the Local Coastal Program for the Del Monte Forest Area and represent nearly seven years of collaborative effort involving staffs of the Monterey County Planning Department and the California Coastal Commission, the Pebble Beach Company, the Del Monte Forest Area Citizens Advisory Committee, consultants, and individual Forest residents. This document addresses the entire geographic area subject to LCP review as shown in Figure 1. However, in the nearly seven years that have elapsed since the initial direction was established, several jurisdictional boundaries have changed, making it important to summarize the current status of land use plans presented in this document, as well as ultimate implementation responsibilities.



## 1978 Coastal Zone Boundary Adjustments

In 1978, Coastal Zone boundary adjustments were made by the California Coastal Commission in the Spanish Bay planning area, incorporating the undeveloped Navajo area into the zone. The change is specifically described in Section 30160 of the Act. All references in this LUP reflect this change.

## Areas Governed by the LUP

This land use plan, and the Implementation Programs described in Chapter 6 and the appendix, are applicable throughout the entire Del Monte Forest Area within the Coastal Zone boundary.

## Coastal Permit Process Assumed by County

Following certification of this LUP by the California Coastal Commission, the County will assume responsibility for the Coastal Permit process now administered by the Coastal Commission, subject to appeals to the Coastal Commission as permitted by the appeal provisions of the Coastal Act.

## **PRECEDENCE AMONG ADOPTED GENERAL PLANNING POLICIES**

This LUP is one of several General Plan-level County documents applicable to the area. The policies of this LUP shall supersede those of countywide General Plan within the Forest except where those countywide policies are not referenced within the LUP (e.g., Housing Element, Seismic Safety Element, Circulation Element, Noise Element, etc.). The intent is that one set of planning policies apply to this area.

## **TERMINOLOGY IN THIS LUP**

As in the case with the California Coastal Act itself (Section 30200), the policies of this LUP are key in determining consistency of subsequent development proposals. Since there are many policies enumerated throughout this LUP, it is conceivable that in individual circumstances conflicts in interpretations might arise. To assist in clarifying the intent of the policies of this LUP, the following terminology distinctions are made.

"Must" or "shall" identifies mandatory language to which all applications are required to adhere.

"Should" identifies guidance provided by the Board of Supervisors based on policy considerations of the Board or policy considerations contained in the California Coastal Act, in the legislative history of the statute, or in judicial decisions concerning the Act. Applicants for

permits are advised to follow this guidance in the absence of compelling, countervailing considerations.

"May" identifies language describing Plan features which are desirable to adhere to in the interest of meeting the broad societal goals of this LUP, but which in isolation from other mandatory policy guidance may be interpreted at the discretion of the decision-making body and the applicant.

### **STATUS OF SUPPORTING STUDIES**

During the lengthy planning process culminating in preparation of this LUP, numerous technical studies, research papers, and other supporting documents were prepared. Because of the time that has elapsed, conflicts may exist because of information being superseded. Therefore, these supporting materials shall serve as background materials only and are not a part of this LUP. Where conflicts exist, the contents of this document shall prevail.

### **LUP POLICY GUIDANCE STATEMENTS\***

In the early stages of the LCP program, a set of objectives emerged related to the primary LUP elements subsequently presented in this document. They provide guidance beyond the statewide coastal policies, 1977 Plan, and OSAC Plan goals and serve as a framework for subsequent policy statements presented in this LUP. They are:

#### **Water and Marine Resources**

The water quality of the Del Monte Forest Areas coastal streams, open coastal waters, the Carmel Bay State Ecological Reserve, and Carmel Bay Area of Special Biological Significance shall be protected and maintained. This requires adherence to comprehensive management practices, including appropriate combinations of stream setbacks, stream flow maintenance, protection of riparian vegetation, and careful control of grading to minimize erosion and sedimentation.

#### **Environmentally Sensitive Habitat Areas**

The environmentally sensitive habitat areas of the Del Monte Forest Area are unique, limited, and fragile resources which are important to the enrichment of residents and visitors alike. Accordingly, they shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies

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\* Policy guidance statements are repeated in subsequent chapters and are the principal policies of the LUP.



of this LUP and the associated policies and maintenance standards of the OSAC Plan. All categories of land uses, both public and private, shall be subordinate to the protection of these areas.

### **Forestry and Soil Resources**

The natural beauty of the Del Monte Forest is one of its chief assets. The forest resource, in addition to its role in the areas natural environment, is a principal constituent of the scenic attractiveness of the area which should be preserved for the benefit of both residents and visitors. The Forest is more than an aggregate of trees. It is home to the areas wildlife and serves to moderate climatic extremes. Therefore, long-term preservation of the Forest resource is a paramount concern.

### **Hazardous Areas**

Land uses and development in areas of geologic, flood, and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property, or damage to the environment.

### **Scenic and Visual Resources**

The Del Monte Forest Area and 17-Mile Drive are important visitor destinations. It is the objective of this LUP to protect the areas magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities which complement the natural scenic assets and enhance the publics enjoyment of them. In order to protect the scenic and visual resources of the Del Monte Forest Area, only compatible development along 17-Mile Drive should be allowed.

### **Archaeological Resources**

The Del Monte Forest Areas archaeological resources shall be maintained, preserved, and protected for their scientific and cultural heritage values. New land uses shall be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts to archaeological resources.

### **Land Use and Development**

Open space designations in this LUP shall encompass all environmentally sensitive habitat areas. Future development must clearly be consistent with protection of these environmentally sensitive areas and the use priorities of the California Coastal Act.

### **Circulation**

The continued development of a circulation system within the Forest shall be encouraged to provide an adequate level of

service with minimal intrusion to the Forest environment, encourage separation of visitor and resident traffic, and provide for a proportionate share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest Area.

#### **Water Service and Wastewater**

The County shall reserve from its allotted water supply a sufficient quantity of water to accommodate the coastal priority land uses proposed in this LUP. As of June 1982, the County's allotment, as determined by the Monterey Peninsula Water Management District, will be 34.952% of the total available supply, or 6,501 acre-feet (subject to annual review by MPWMD). This allocation must serve the entire unincorporated area within the Cal-Am service area.

Wastewater disposal systems which minimize or eliminate ocean pollution, and systems which permit reclamation of wastewater for reuse, shall be encouraged.

#### **Housing**

The Housing Component of the Del Monte Forest Area LUP will be the County Housing Program, which will be implemented consistent with all applicable policies of this plan.

#### **Public Access**

The provision of visual and physical public access to the shoreline and the enjoyment of recreational values throughout the Del Monte Forest Area, consistent with the basic purpose of the California Coastal Act, shall be encouraged. This LUP shall also seek to ensure that the beauty of the Del Monte Forest Area coast, its tranquillity, and the health of its environment will not be marred by public overuse or neglect.



## CHAPTER TWO: RESOURCE MANAGEMENT ELEMENT

### INTRODUCTION

The spectacular meeting of forest, land, and sea in the Del Monte Forest Area is not only an important scenic attraction of the Monterey Peninsula, for both residents and visitors, but vital habitat for a variety of vegetation and wildlife, including several rare and endemic species dependent on the unique ecosystem. That so much of the Forests natural and scenic resources remain unspoiled is also significant; it provides a sharp contrast to urban developments in the cities of Carmel, Pacific Grove, and Monterey.

In considering the following resource management sections, it is important to consider resource issues both as they relate to one another and as discrete subjects. For example, disruption of vegetation at one site could increase site-specific runoff, which in turn could increase areawide erosion and affect water quality, riparian habitats, and visual quality.

The resource management policies that follow are intended to guide land use in the Del Monte Forest Area and, in conjunction with the OSAC Plan policies and maintenance standards described in Chapter 7, to afford a high degree of protection for the areas important natural resources. The OSAC Plan is adopted as part of the LUP but it does not supersede the policies in the LUP.

The policies are based upon numerous background reports, analysis of a great deal of data, and the advice of many agencies and knowledgeable individuals. Some of this material is contained in the background reports which serve as part of the supporting material for this LUP.

In addition to the text presented here, a series of supporting maps have been prepared that reflect location and extent of the various resources and hazards discussed. Copies of these maps, which serve as supporting material for this LUP, are available for public review at the Monterey County Planning Department. Reduced-scale versions of the environmentally sensitive habitat map, the land use map, and the public access and circulation maps are included in this LUP text to aid in understanding resource protection and development issues. Maps contained within this LUP are to be a part of the adopted LCP.

### WATER AND MARINE RESOURCES

California Coastal Act policies regarding water and marine resources require the protection of these resources, particularly areas or species of biological or economic significance, and the

maintenance of water quality, both inland and along the coast.

Freshwater resources, including riparian corridors and wetlands, are limited in the Del Monte Forest Area. Wetland habitat is primarily freshwater-related and is perhaps the most limited in extent. The streams that exist flow seasonally, carrying surface runoff during the rainy season. Sedimentation from existing quarry sites and associated disturbed areas, and polluted runoff from buildings and paved surfaces, are perhaps the most serious threats to the Del Monte Forests freshwater resources. Unchecked sedimentation from surrounding urban development could easily degrade the small wetland habitats that occur.

The Del Monte Forests marine resources include significant intertidal areas, offshore rocks which are used as major rookeries, roosting and haul-out sites, extensive kelp beds which support numerous species of sport fishes as well as the threatened sea otter, the Carmel Bay State Ecological Reserve, and the Carmel Bay Area of Special Biological Significance (ASBS). Non-point sources of pollutants to the Carmel Bay ASBS are primarily silt from eroding surfaces and storm water runoff from paved surfaces. Pollutants in such runoff include sediment, oil, heavy metals, animal wastes, fertilizers, and insecticides. The Carmel River is the primary source of runoff to the bay and of such pollutants. The Pescadero watershed, the southernmost in the Del Monte Forest Area, drains to Carmel Bay, as does much of the surface drainage for the Pebble Beach planning area, providing a source of such pollutants to the bay. Existing water quality in the bay is improving. Although there are no monitoring results upon which to base a quantitative statement, non-point runoff from the low-density uses contemplated in the Pescadero watershed alone is not expected to be a significant source of pollutants to the Bay. However, runoff from this and other watersheds draining to the bay (e.g. San Jose Creek, Carmel River) has the potential of creating cumulative adverse effects.

#### Policy Guidance Statement\*

The water quality of the Del Monte Forest Areas coastal streams, open coastal waters, Carmel Bay State Ecological Reserve, and Carmel Bay Area of Special Biological Significance shall be protected and maintained. This requires adherence to comprehensive management practices, including appropriate combinations of stream setbacks, stream flow maintenance, protection of riparian vegetation, and careful control of grading to minimize erosion and sedimentation.

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\* As noted in Chapter 1, policy guidance statements are intended to serve as the key policy for each topical area of this LUP. They are to be considered actual policies although they are sometimes more general than the specific policies which follow.



## Policies\*

1. New development in the Pescadero watershed, and the smaller unnamed watersheds of the Pebble Beach planning area which drain into the Carmel Bay Area of Special Biological Significance (ASBS), as well as the watersheds of Seal Rock Creek and Sawmill Gulch, shall be sited and designed to minimize runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography. New residential driveways and other road surfaces shall be kept to the minimum length and width to provide simple, direct access. Other paved areas shall be limited to the minimum required to meet daily (not occasional) parking needs. This policy shall not be read to preclude safe bicycle lanes nor adequate parking for commercial visitor-serving development and access points.
2. Non-point sources of pollution to the Carmel Bay ASBS, rocky intertidal areas, and wetlands shall be minimized through careful attention to drainage and runoff control systems. The criteria of the AMBAG 208 Water Quality Management Plan shall apply in watersheds affecting these resources.
3. No land clearing operations greater than one acre per year per site or grading operations greater than 100 cubic yards may take place between October 15 and April 15 in water supply watersheds and high water erosion hazard areas. Development on slopes exceeding 30% is prohibited unless this siting on a particular parcel better accomplishes other policies of this Plan. Determination of high water erosion hazard shall be made by utilizing the data of the Soil Conservation Service.
4. Onsite desilting measures satisfactory to the Director of Public Works (e.g., debris basins, desilting basins, and silt traps) shall be installed in conjunction with initial construction grading operations. They shall be maintained in good operating condition through the construction period to reduce sediment load in runoff waters.
5. Construction erosion control measures satisfactory to the Director of Public Works (e.g., native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods) shall be used to protect soils that have been disturbed during grading or development. Manufactured slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate native compatible plants (consistent with OSAC Plan provisions), and with approved landscaping.

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\* Specific policies are consecutively numbered to facilitate subsequent use in development application review processes.

6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Permanent onsite drainage devices shall be designed to accommodate increased runoff resulting from site modification. Where necessitated by good drainage design considerations, onsite retention of storm water may be considered to reduce the size requirements for drainage structures.
7. Throughout the Plan area, dumping of spoil (dirt, garbage, refuse, etc.) into riparian habitat and drainage courses shall be prohibited.

#### ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally sensitive habitat areas are those in which plant or animal life or their habitats are rare or especially valuable due to their special role in an ecosystem. These include rare, endangered, or threatened species and their habitats; other sensitive species and habitats such as species of restricted occurrence and unique or especially valuable examples of coastal habitats; riparian corridors; rocky intertidal areas; nearshore reefs; offshore rocks and islets; kelp beds; rookeries and haul-out sites; important roosting sites; and Areas of Special Biological Significance (ASBS). The California Coastal Act provides unprecedented protection for environmentally sensitive habitat areas and within such areas permits only resource-dependent uses (e.g., nature education and research, hunting, fishing, and aquaculture). The Act also requires that any development adjacent to environmentally sensitive habitat areas be properly sited and designed to avoid impacts which would degrade such habitat areas.

In the Del Monte Forest Area, examples of terrestrial, aquatic, and riparian habitats which have been determined to be entirely or in part environmentally sensitive include: the rare Monterey cypress and endangered Gowen cypress forest communities, the endemic Monterey pine/Bishop pine association, remnants of the indigenous coastal sand dunes, riparian corridors, wetlands, and sites of rare and endangered plants and animals associated with these and other habitats. A complete listing is included as Appendix A of this Plan. The locations of these are shown in Figure 2.

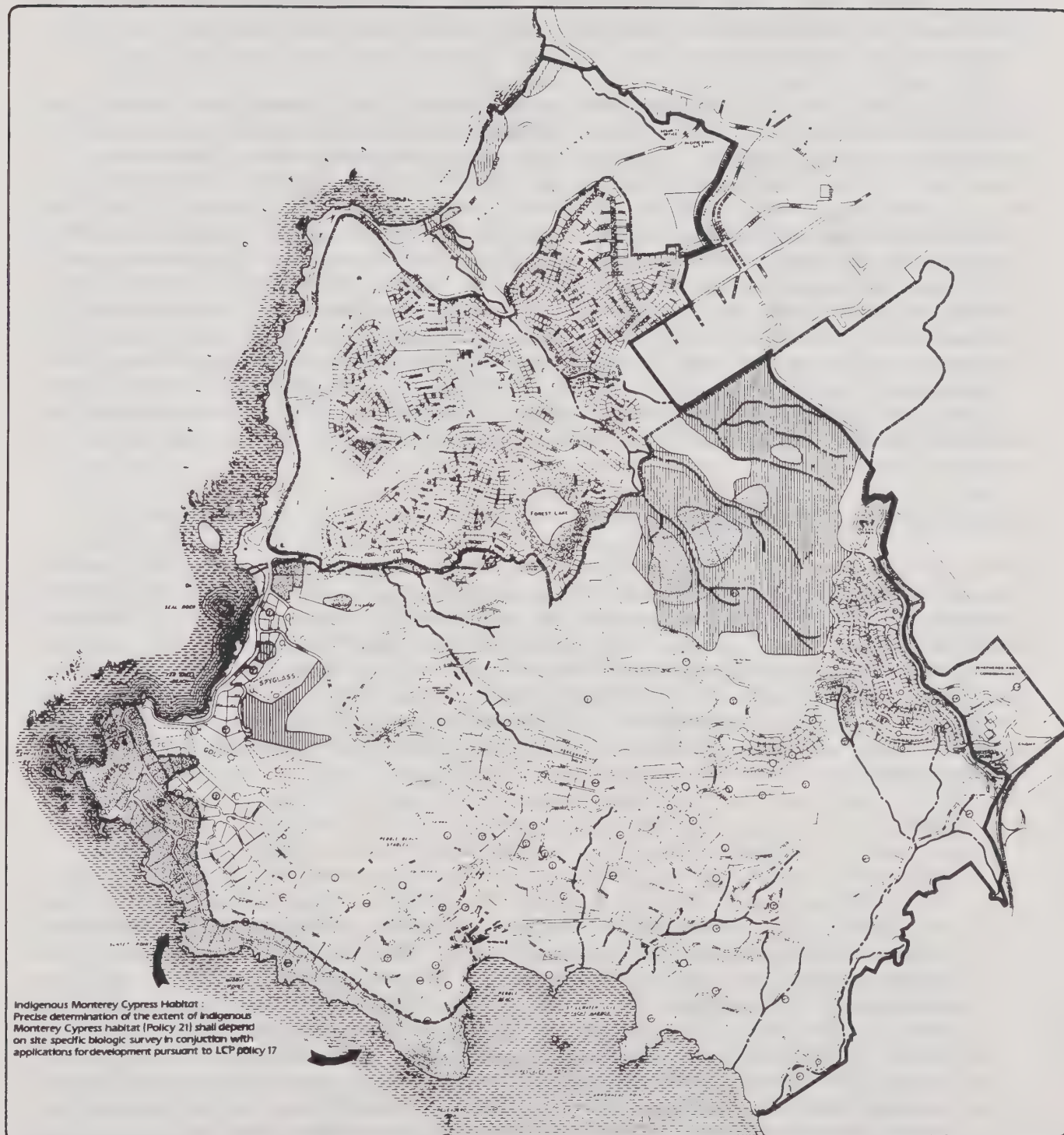
The Del Monte Forest coast supports an abundance and diversity of marine life. The shoreline is characterized by high water quality, small protected beaches alternating with granite outcroppings, and an unusually wide variety of animal and plant life. Worthy of special attention in this marine community are the sea otter population and the many endemic species of algae.

















Possible threats to environmentally sensitive species and habitats vary in type and degree of severity. Unrestricted recreational use is probably the greatest single threat to



**FIGURE 2**

**ENVIRONMENTALLY SENSITIVE HABITAT AREAS**



<p>DEL MONTE FOREST AREA GENERAL PLAN <b>LOCAL COASTAL PROGRAM</b></p> <p><b>ENVIRONMENTALLY SENSITIVE HABITAT</b></p>	 <p>Scale: 1 inch = 1 mile</p>	 <p>Monterey County Planning Department</p>	<table border="0"> <tr> <td></td> <td>Riparian and Wetland Habitat</td> </tr> <tr> <td></td> <td>Aquatic/Terrestrial Sensitive Habitat</td> </tr> <tr> <td></td> <td>Rare Plant</td> </tr> <tr> <td></td> <td>Precise boundary is subject to refinement, refer to notes on map</td> </tr> </table> <p>Boundaries   Del Monte Forest   Coastal Zone  <small>drawn 08 17 81</small></p>		Riparian and Wetland Habitat		Aquatic/Terrestrial Sensitive Habitat		Rare Plant		Precise boundary is subject to refinement, refer to notes on map
	Riparian and Wetland Habitat										
	Aquatic/Terrestrial Sensitive Habitat										
	Rare Plant										
	Precise boundary is subject to refinement, refer to notes on map										

sensitive habitats along the immediate shoreline. Trampling, collecting, and off-road automobile parking have damaged or degraded certain habitats. Alterations to the surface hydrology and removal of natural vegetation are the two most serious threats to the continued viability of forest habitats. Future development near environmentally sensitive habitat areas must be carefully sited and designed to mitigate potential adverse impacts to the resource.

Other potentially disruptive threats to the County's sensitive marine habitats include the discharge or spillage of wastes and hazardous materials, which may originate from a variety of sources. The main sources of concern are wastewater discharge, toxic agricultural drainage water from the San Joaquin Valley and other agricultural areas, and activities associated with the development and transport of oil and gas. Of these main sources, wastewater discharge is most directly under the County's purview and control. While wastewater is generally thought of as treated municipal sewage, it can potentially include any number of toxic and/or hazardous materials from industrial processes and other sources. Additional wastewater discharge therefore have a high potential for disrupting the marine environment of Monterey Bay and the County's coastal waters.

#### **Policy Guidance Statement**

The environmentally sensitive habitat areas of the Del Monte Forest Area are unique, limited, and fragile resources which are important to the enrichment of residents and visitors alike. Accordingly, they shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP and the associated policies and maintenance standards of the OSAC Plan. All categories of land uses, both public and private, shall be subordinate to the protection of these areas.

#### **Policies**

8. Environmentally sensitive habitat areas that are not designated as rehabilitation areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, new land uses shall be limited to those that are dependent on the resources therein. Land uses immediately adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the resource; development shall be sited and designed to prevent impacts which would significantly degrade the protected habitat. In designated open space areas, conformance to the applicable OSAC Plan maintenance standards shall be considered the test of consistency with this policy.
9. Improvements to facilitate recreational or visitor uses, including vegetation removal, excavation, grading, or



filling in designated environmentally sensitive habitat areas shall be sited, designed and managed to avoid any significant disruption of the protected resources. Areas which are especially sensitive to recreational use include riparian, habitats, wetlands, and sites of known rare and endangered species of plants and animals. Bird rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified in Figure 2 of this LUP are generally appropriate only for off-site observation. Any uses of these areas shall be mitigated consistent with OSAC maintenance standards for the affected area and shall be required to demonstrate enhancement of the affected habitat as part of the use proposal.

10. New subdivisions which create commitment to development immediately adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with protection and maintenance of these resources. New subdivisions may be approved only where potential adverse impacts to environmentally sensitive habitats can be prevented. Conformance to the applicable OSAC maintenance standards shall be required wherever open space lands would be affected. No residential subdivision shall be allowed unless it is first demonstrated that, for each new residential lot, normal residential development, including driveway and utility connections, is feasible without damage to any environmentally sensitive habitat.
11. Contiguous areas of undisturbed land in open space uses shall be maintained wherever possible to protect environmentally sensitive habitat areas and associated wildlife values. To this end, development of parcels immediately adjacent to designated environmentally sensitive habitat areas shall be planned to keep development intensity immediately adjacent to the sensitive habitats as low as possible, consistent with other planning criteria (e.g., drainage design, roadway design, and public safety). Conformance to applicable OSAC maintenance standards shall be the test of consistency with this policy.
12. Where development of any type, including subdivision of land for development purposes, is proposed in or near documented or expected locations of environmentally sensitive habitats, field surveys by qualified individuals shall be required in order to determine precise locations and to recommend mitigating measures to ensure protection of any sensitive species or habitat(s) present. Where OSAC maintenance standards have been prepared, these shall be observed in the preparation of such recommendations.
13. The protection of environmentally sensitive habitats shall be provided through deed restrictions or permanent conservation or scenic easements granted to the Del Monte Forest Foundation. Where developments are proposed within or near

areas containing environmentally sensitive habitat, such restrictions or easements shall be established through the development review process. Where development has already occurred in areas supporting environmentally sensitive habitat, property owners should be encouraged to voluntarily grant conservation or scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; and shall name the County as beneficiary in event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation.

14. Near environmentally sensitive habitat areas, the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate development. This policy shall not restrict the activities of the Del Monte Forest Foundation in implementing OSAC Plan maintenance standards.
15. The use of non-invasive plant species and appropriate native species shall be required in landscape materials used in projects, especially in developments adjoining environmentally sensitive habitat.

#### **Policies Specific to Terrestrial Plants and Habitats**

16. The remnant native sand dune habitat along the shore in the Spanish Bay planning area, on Signal Hill, and adjacent to 17-Mile Drive in the Spyglass Cypress planning area, shall be preserved through scenic easement or conservation easement, and shall be conveyed to the Del Monte Forest Foundation, as provided by policy 13 above, at the time development occurs in adjacent areas. Lots of record in these dune areas may be developed provided that new adverse impacts are prevented and enhancement measures are instituted as part of the development proposal.
17. Prior to approval of development on existing legal lots of record, protection of rare, endangered, and sensitive native plant and animal habitats which potentially occur in the area shall be ensured by the following means:
  - A site survey shall be conducted by a qualified botanist (or biologist in the case of animal habitat) for the purpose of determining the presence of rare, endangered, or unique plants and developing appropriate mitigation. This survey should be conducted in April or May, as it must be designed to detect the presence of any of the habitats listed in Appendix A of this Plan.



- Performance standards covering building locations, lot setbacks, roadway and driveway width, grading, and landscaping shall be established as a means of carrying out the recommendations of the site survey. The purpose of this is to isolate building sites from identified locations of rare or endangered plants or other environmentally sensitive habitat.
  - Scenic or conservation easements covering the environmentally sensitive habitat shall be dedicated to the Del Monte Forest Foundation as provided by policy 13 above.
18. Uses of the remnant native sand dune habitat shall be limited to low-intensity scientific, educational, or recreational activities dependent on the resource, except in Spanish Bay rehabilitation area, where policy 93 shall apply. Particular attention shall be given to protection of rare and endangered plants from trampling. Conformance to the appropriate OSAC maintenance standards shall be the criteria for consistency with this policy. Such uses must be consistent with restoration and enhancement of the habitat.
  19. To prevent further degradation and to allow for restoration of degraded dune and bluff habitats, parking along 17-Mile Drive shall be restricted to designated turnouts through the use of barriers (structural and vegetational) and enforcement signs in accordance with the site specific access recommendations.
  20. Development in the Spanish Bay planning area, including the golf course in the reclamation area, shall be designed to avoid conflict with or enhance both remaining native sand dune habitat and shoreline recreational uses. All but the first 2,000 feet of Spanish Bay Road northerly of its intersection with 17-Mile Drive near Point Joe shall be removed to protect environmentally sensitive dune habitat. Provide for emergency vehicular access to Moss Beach.
  21. Land uses on existing legal lots of record supporting indigenous Monterey Cypress habitat shall be compatible with the objective of protecting this environmentally sensitive coastal resource. Improvements such as structures and driveways shall be carefully sited and designed to avoid potential damage or degradation of the micro-habitat of these trees. Within the perimeter of the habitat area as defined by the driplines of the outermost indigenous Monterey Cypress trees on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of 17-Mile Drive, driveways shall be allowed in this area where the driveway does not come

within the dripline of individual Cypress trees, or where driveways are consolidated to service more than one lot. Underground residential utilities and fences shall be allowed in this area on the inland side of 17-Mile Drive. Scenic or conservation easements shall be secured prior to transmittal of coastal development permits in order to assure the protection of the Monterey Cypress habitat.

- 21a. The County supports the establishment of an interpretive and educational program at Crocker Grove. The program would be under careful supervision and designed for the protection of the indigenous Monterey Cypress habitat. The type and intensity of access to Crocker Grove would be carefully regulated.
- 21b. The County supports the habitat preservation on the Shumway parcel #8-491-19 in order to provide a continuous habitat corridor from the shoreline to the inland grove.
- 22. Land uses within or adjacent to the Gowen cypress/Bishop pine association shall be compatible with the objective of protection of the S.F.B. Morse Botanical Reserve. Residential and recreational development, such as golf courses, shall be carefully sited and restricted to a level consistent with the protection of these resources. Development proposed adjacent to the Gowen cypress habitat shall be planned in a manner to protect this rare species. Conformance to OSAC Plan maintenance standards shall be the test for consistency with this policy.
- 23. The boundary of the S.F.B. Morse Botanical Reserve should be expanded to the boundary recommended by the OSAC naturalists in the OSAC Plan.

#### **Policies Specific to Riparian Corridors and Other Terrestrial Wildlife Habitats**

- 24. Riparian plant communities shall be protected by establishing a setback of 100 feet from the centerline of the intermittent streams where such plant communities occur, or the outer edge of riparian vegetation, whichever is greater. The setback requirement may be reduced if it can be demonstrated that a narrower corridor is sufficient to protect riparian vegetation and associated wildlife values and enhancement is proposed. No significant disruption of the riparian habitat will be permitted in instances where projects propose the modification of existing riparian corridors. Where this criterion can be met, such projects may be approved, provided that they result in long-term habitat enhancement to offset the short-term loss. The long-term enhancement shall result in new habitat greater in value (qualitatively and quantitatively) than the existing habitat displaced. Examples of such cases include restoration of previously damaged riparian environments and replacement of fill by



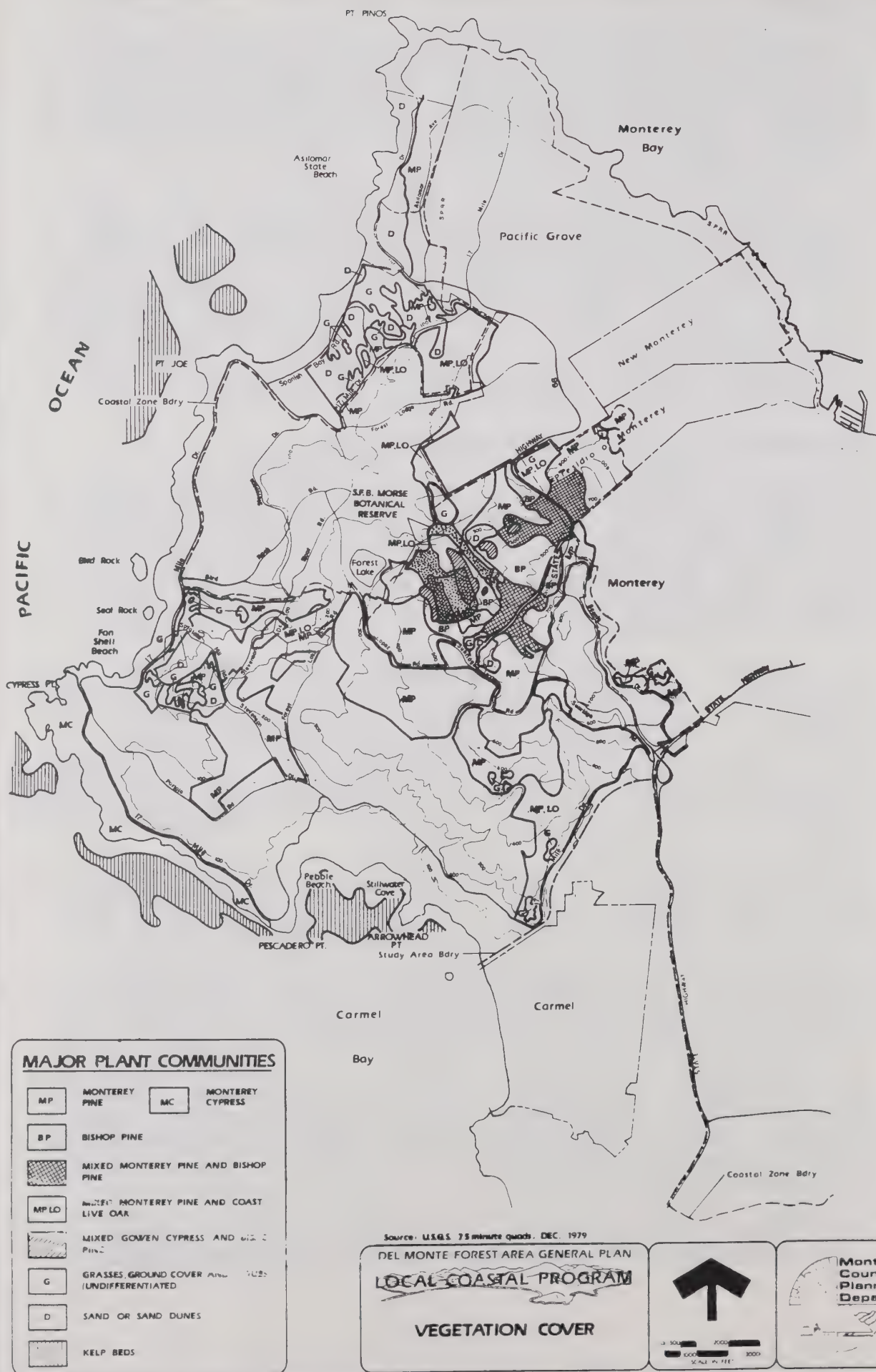
bridges.

25. To protect wildlife habitat values of riparian areas and their adjacent buffer zones, offroad vehicle activity of any type shall be prohibited and general public access should be limited to designated areas such as cart paths or trails. Roads and trails shall be sited and designed to avoid impacts to riparian habitat.
26. If not previously dedicated, all non-public lands within the Huckleberry Hill wildlife habitat area as shown on Figure 2 of this Plan shall be placed in scenic or conservation easement, as provided by Policy 13 above, at the time of residential, commercial, or new forest entrance road development adjacent to State Highway 68 or within development areas F, G, H, or I as shown on Figure 5 of this Plan. Former quarry sites and the Haul Road may be reserved for public works purposes.

#### **Policies Specific to Wetlands and Marine Habitats**

27. A setback of 100 feet from the landward edge of wetlands and from the mean high water line of the ocean shall be provided. No landscape alterations will be allowed in this setback area unless accomplished in conjunction with restoration and enhancement and unless it is demonstrated that no significant disruption of environmentally sensitive habitat will result.
28. Previously subdivided land shall fall under the same development standards as new residential development or subdivision in areas A through X as shown on Figure 5 of this plan. Development, except as provided by Policy 74, shall be prohibited on any parcel which is entirely within an environmentally sensitive habitat area. Specific measures to preserve such parcels will be developed, as necessary, in the implementation plan.
29. Alteration of the shoreline shall not be permitted except when required to serve coastal-dependent uses, to protect existing structures, or to restore and enhance the habitat.
30. Development at Cypress Point shall be restricted to existing uses (e.g., golf course and golf clubhouse); the shoreline areas used by harbor seals must be protected during the pupping period from April through July.
- 30a. All new and/or expanding wastewater discharges into the coastal waters of Monterey County shall require a permit from the Health Department. Applicants for such permits shall be required to submit, at a minimum, the following information and studies:
  - I. Three years monitoring records identifying the existing characteristics of the proposed wastewater

FIGURE 2A  
VEGETATION COVER





discharge. Particular areas of concern include toxic chemicals, inorganic heavy metals, bacteria, and other indicators prescribed as threats to the health and safety of coastal waters, or

- II. Provide comprehensive projections of the proposed wastewater discharge; both quantitative and qualitative characteristics must be specifically identified. Specific figures for the indicators identified in 30a must be included in the projections.
- III. Provide complete information on levels of treatment proposed at the treatment facility to remove those indicators mentioned in 30a. This information shall also include reliability and efficiency data of the proposed treatment.
- IV. Provide a comprehensive monitoring plan for testing of wastewater for indicators identified in 30a.
- V. Perform oceanographic studies to determine the most suitable location and methods for discharge into the ocean.
- VI. Perform tests of ocean waters at the proposed discharge site and surrounding waters to establish baseline or background levels of toxic chemicals, heavy metals, bacteria and other water quality indicators. These tests must be performed no more than one year prior to submittal of the proposal. Historical data may not be substituted for this requirement.
- VII. Perform toxicity studies to determine the impacts of the proposed wastewater discharges on marine life, as well as on recreational uses of the coastal waters.
- VIII. Identify and analyze alternative methods of wastewater disposal. This shall include hydrogeologic studies of the applicant's groundwater basin to determine the water quality problems in that area and if onsite disposal will have an adverse impact on groundwater quality.

The data and results of requirements I) through VIII) must be submitted to the County's Chief of Environmental Health for evaluation and approval. A wastewater discharge permit shall be issued only if the above information demonstrates that the proposed wastewater discharge will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any applicable state or federal water quality standards.

## FORESTRY AND SOIL RESOURCES

Forest-crested skylines providing a scenic backdrop for the cities of Monterey, Pacific Grove, and Carmel are an integral part of the mystique of the Monterey Peninsula. It is the scenic value of the Del Monte Forest, as well as the significance of the natural habitats, that prompted the State Board of Forestry and Coastal Commission to designate the larger undeveloped areas of the Forest as Special Treatment Areas. Also considered in this designation were the sensitivity of the local ecosystem and the potential for tree removal.

Several of the trees and plants found in the Forest are rare and have survived here because of the unique soils and climate. Alteration of the Forest through tree removal or excavation could impact the soils, the natural drainage system, and plant and animal habitats.

Preservation of the unique forests for their aesthetic value is a concern of both residents and visitors to the area. Preservation of the unusual habitats for their botanical value is of paramount interest to the scientific community.

Future development in the Del Monte Forest, particularly within adjacent to or upslope from environmentally sensitive habitat areas, must be responsive to the delicate balance of climate, soils, and vegetation which has developed over the centuries. Significant tree removal, whether the result of intensive development or commercial logging, is inappropriate in such areas.

### Policy Guidance Statement

The natural beauty of the Del Monte Forest is one of its chief assets. The forest resource, in addition to its role in the areas natural environment, is a principal constituent of the scenic attractiveness of the area which should be preserved for the benefit of both residents and visitors. The Forest is more than an aggregate of trees. It is home to the areas wildlife and serves to moderate climatic extremes. Therefore, long-term preservation of the Forest resource is a paramount concern.

### Policies

31. The natural forested character of Del Monte Forest shall, to the maximum feasible degree, be retained, consistent with the uses allowed by this Plan. Accordingly, all tree removal, land clearing for development and forest management activities within native forest areas covered by this Plan shall conform to LUP policies regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources.
32. Where LUP objectives conflict, preference should be given



to long-term protection of the forest resource. When reviewing requests for tree removal environmental considerations shall include review of forest plant associations, native soil cover, and aesthetic values, as well as maintenance of the overall health of the stand. Conformance to OSAC maintenance standards shall be required in applicable areas. Forest-wide specific criteria for removal of Del Monte Forests native tree species are as follows:

Monterey cypress: within its indigenous range, removal of any size tree will ordinarily be allowed only in cases where life, property, or existing access is immediately threatened, or where a diseased tree is determined by a qualified professional forester to represent a severe and serious infection hazard to the rest of the forest. Elsewhere, treat same as Monterey pine.

Gowen cypress: same criteria as for Monterey cypress.

Bishop pine: same criteria as for Monterey cypress.

Monterey pine: removal of any significant Monterey pine (living tree more than 12 in diameter) shall be in accordance with the forest management plan for that site. If no such plan has yet been approved for the site by the County or its designee, or an OSAC Maintenance Standard prepared, such plan will be prepared prior to any non-emergency tree removal. On small parcels, a brief standardized format may be used for forest management plans. As a minimum standard of review, the content of the OSAC Plan Forest Maintenance Standard for Shepherds Knoll (Parcel No. 4) shall be adhered to wherever applicable.

Coast live oak: same criteria as for Monterey pine.

Pacific madrone: same criteria as for Monterey pine.

Non-native trees: removal at owners sole discretion.

33. In reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, the corridors along Highway 68 and 17-Mile Drive, and the view from distant publicly accessible shoreline areas such as Pt. Lobos.
34. In considering potential development projects, project designs shall be required to minimize to the extent feasible the removal of vegetative cover or damage to soil resources. Land use concepts which minimize removal will be preferred. Retained trees which are located close to

construction sites shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

35. The natural soil cover shall be retained in place to the maximum extent possible. Grading and site preparation activities for new development shall incorporate design features to prevent soil erosion, repair existing erosion damage, and prevent siltation or pollution of coastal waters. No land clearing operations greater than one acre per year per site or grading operations greater than 100 cubic yards may take place between October 15 and April 15 in water supply watersheds and high water erosion hazard areas as identified by U. S. Soil Conservation Service. Criteria for wet-season grading shall include extra erosion control measures such as installation of jute netting, construction of sediment catch basins, and cessation of operations when soils are saturated.
36. New residential development, including driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the home from neighboring properties. The clustering of single family homes in order to maintain the present character of the Del Monte Forest shall be encouraged; and in subdivisions will be required where topographic and habitat constraints allow. Native trees which are removed shall be replaced on the site at a rate of one tree of the same variety for each tree removed, except where it is demonstrated that this would result in an overcrowded, unhealthy environment. Replacement trees shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s) may be performed wherever necessary in the judgement of the owner, particularly to reduce personal safety and fire hazards.
37. Because of the recreation, aesthetic, and scientific values of the areas forest resources, commercial harvesting for timber or firewood should be prohibited, unless specifically provided for by OSAC Plan maintenance standards or an approved forest management plan for ecologically sound reasons. If commercial harvesting does occur, the County will support strict compliance with the adopted forestry Special Treatment Area regulations. Landmark trees, defined as visually, historically, or botanically significant specimens shall be protected as representative of the Del Monte Forests natural heritage. Landmark trees include those shown on the Figure 2A of this Plan as shaded or asterisked; the Monterey cypress grove in the Pescadero Point/Cypress Point area, shown on Figure 2 and any Coast live oak over 24 in diameter.





DEL MONTE FOREST  
LOCAL COASTAL PROGRAM

**FIRE HAZARDS**



1" = 4000'



SOURCE: CALIFORNIA DIVISION OF  
FORESTRY, 1986.

38. At Spanish Bay, the golf course and approved visitor-serving development shall be designed to maximize the retention of the Monterey pine forest seaward of 17-Mile Drive.
39. No forestry Special Treatment Area (or portion thereof) shall be subdivided or converted to residential development unless both the Coastal Commission and State Board of Forestry first concur that such action does not constitute a conversion of coastal commercial timberland in a unit of commercial size. The landowner may request the removal of the STA designation from all or part of the areas where development is allowed by this LUP at any time following LCP certification.

### HAZARDOUS AREAS

The Coastal Act prescribes that risks to life and property in areas of geologic, flood, and fire hazard be minimized; and, furthermore, that development should not threaten the stability of a site, contribute significantly to erosion, or require devices which would alter natural landforms along coastal bluffs and cliffs.

Although the Forest is located in an active seismic region, with active faults a few miles to the east and west, the Cypress Point fault (potentially active) and minor faulting in the Pescadero Canyon area are the most significant local hazards. The most likely effects of seismic activity that would occur locally are groundshaking, ground failure, bluff erosion, and tsunamis. Areas with slopes over 30% in combination with unstable bedrock or soils could become hazardous during seismic activity.

Potential damage due to flooding in the area is minimal. The two creeks with flooding potential adjoin golf courses and pose little danger to property. Major upstream development within the watershed may require safeguards to preclude flood or erosion control in downstream areas.

Most forested areas of the Del Monte Forest are considered high fire hazard areas and special attention shall be given to subdivision design, structural design, landscaping, and maintenance in these areas to minimize the risks to life and property. Unforested parts of the Del Monte Forest Area are not rated as hazardous. Fire protection services are available within the area and the response time is adequate.

Siting, density, and design of future development with a sensitivity to potential hazards will ensure that life and property will continue to be protected to the greatest extent feasible.



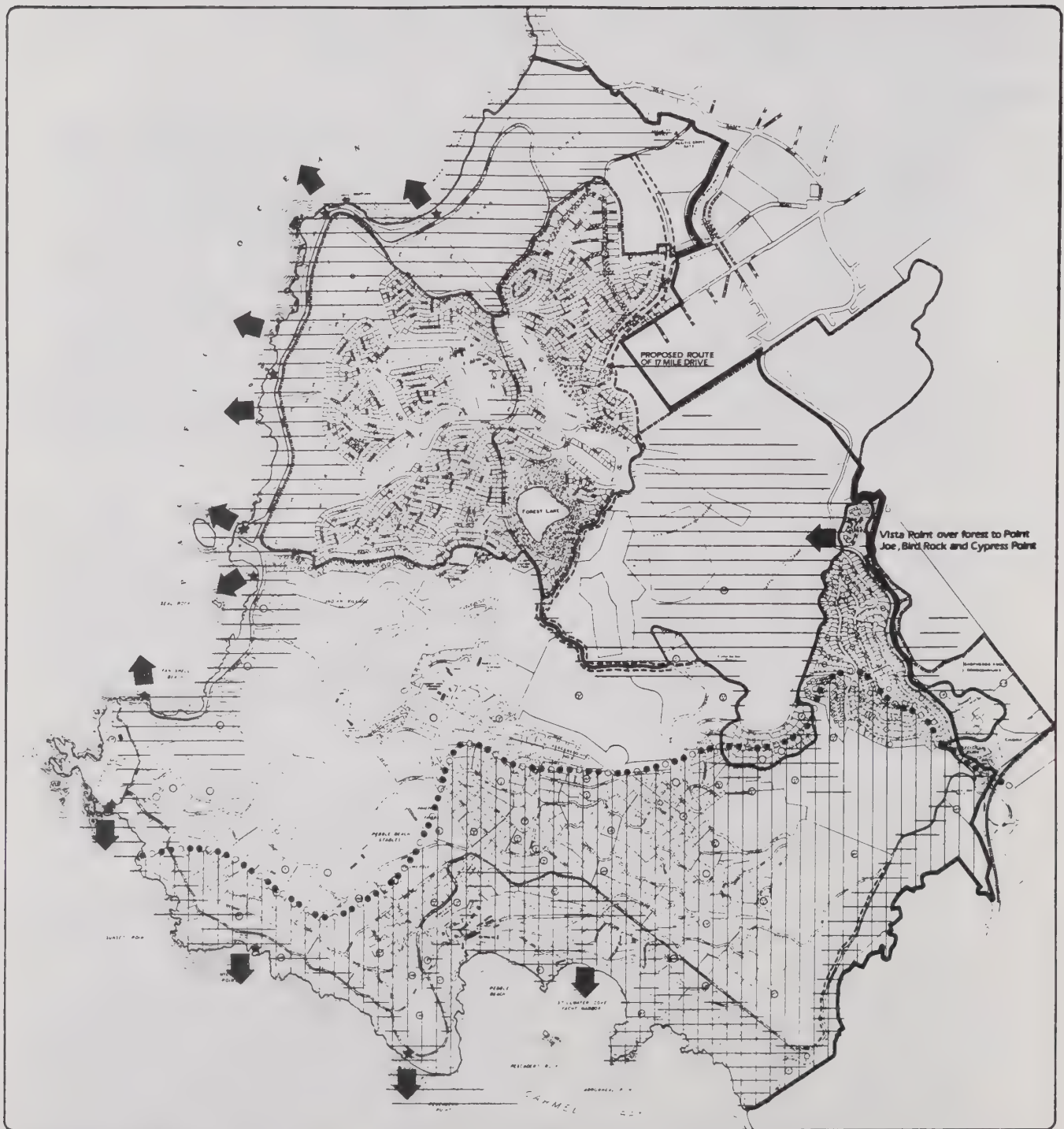
## Policy Guidance Statement

Land uses and development in areas of geologic, flood, and fire hazard shall be carefully regulated through the best available planning practices in order to minimize risks to life and property, or damage to the natural environment.

## Policies

40. Development shall be sited and designed to minimize risk from geologic, flood, or fire hazards. Areas which are subject to the highest category of hazard in the California Division of Forestry Fire Hazard Rating System shall be considered unsuitable for development, unless it can be conclusively demonstrated that design measures adequately mitigate the hazard. This should be demonstrated by a suitably detailed geotechnical, erosion control, or fire hazard report prepared by a qualified person to accompany the permit application. Criteria for detail are contained in the General Plan Seismic Safety Element. Fire hazard criteria shall be the current fire hazard rating system of the California Division of Forestry. This analysis should be part of the environmental document.
41. New land divisions shall be approved only where it can be demonstrated that development of each proposed parcel and construction of the proposed access roads will not significantly contribute to erosion, geologic instability, flooding, or fire hazard. The criteria for this policy shall be technical reports prepared consistent with County criteria for such reports, accompanying development applications or contained as a part of the environmental document.
42. New development, including single-family residences on lots of record, shall comply with adopted hazard policies of the Seismic Safety Element of the County General Plan as well as all other policies in this LUP.
43. Development shall be designed to conform to site topography and to minimize grading and other site preparation activities. Natural features, such as tree cover, should be preserved. Applications for subdivision, grading, and building permits shall be reviewed for potential onsite and offsite impacts arising from grading, as well as related geologic and seismic hazards and appropriate mitigation measures required. When the permit application involves discretionary action, this review shall be accomplished as part of the environmental review (CEQA) process. All areas disturbed by grading shall be revegetated with indigenous flora to recreate as much as possible the native plant and animal habitat.
44. Structures to be occupied shall be set back a minimum of 50 feet from an active or potentially active fault.

FIGURE 2C  
VISUAL RESOURCES



DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

VISUAL RESOURCES



★ 17 MILE DRIVE VISTA POINT AND DESIGNATED COASTAL ACCESS LOCATION (FIGURE 16)

● ● ● RIDGELINE AND VISIBLE AREA FROM POINT LOBOS ACROSS CARMEL BAY

— VIEW AREA FROM 17 MILE DRIVE AND VISTA POINTS

--- SCENIC BUFFER ZONE FOR NEW DEVELOPMENT ALONG 17 MILE DRIVE

Boundaries

— Del Monte Forest  
--- Coastal Zone

drawn On 17.83



45. New soils and geologic investigations shall conform to Seismic Safety Element requirements. As they are completed and received by the County, the information contained therein shall be recorded and become part of the public record. Where appropriate, the results of such studies will be incorporated into the environmental review or planning process, and shall supersede the more general information found in the Seismic Safety Element.
46. No habitable structures shall be permitted along the shoreline in areas subject to storm wave runup.
47. Alteration of the shoreline, including diking, dredging, and filling, and placement or erection of shoreline protection devices (seawalls, rip-rap etc.) shall not be permitted unless necessary to protect existing development or recreational facilities and beaches accessible to the public. For the purposes of application of this policy, existing development shall mean substantial structures such as a primary residence, road, or other facility usable by the public.
48. The fire hazard policies contained in the Safety Element of the Monterey County General Plan and the clearance requirements of the State Forest and Fire Law (Section 4291 of the Public Resources Code) shall be regularly and consistently applied. Exceptions may be provided where the appropriate OSAC maintenance standard for an open-space parcel specifies otherwise for environmental protection reasons. The criteria fire hazard map should be updated continually in accordance with the most current CDFG hazard rating criteria as new and more specific information becomes available.
49. Permit bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected economic life span of the development (at least 50 years) and if the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Prohibit development on bluff faces except for stairways for public access to the beach.

Require the submittal of a site stability evaluation report for an area of stability demonstration prepared by a soils engineer or a certified engineering geologist, as appropriate, acting within their areas of expertise, based on an on-site evaluation. The report shall consider:

1. Historic, current and foreseeable cliff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of

historic maps and photographs where available, and possible changes in shore configuration and transport.

2. Cliff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site and the proposed development.
3. Geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features such as bedding, joints, and faults.
4. Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity.
5. Wave and tidal action, including effects of marine erosion on seacliffs.
6. Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of irrigation water to the groundwater system; alterations in surface drainage.)
7. Potential effects of seismic forces resulting from a maximum credible earthquake.
8. Effects of the proposed development including siting and design of structures, landscaping, drainage, and grading, and impacts of construction activity on the stability of the site and adjacent area.
9. Any other factors that may affect slope stability.
10. Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction (i.e., landscaping and drainage design).

The area of demonstration of stability includes the base, face, and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined a 20 degree angle from the horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater.

Prohibit land divisions or new structures that would require the need for bluff protection work.



## **SCENIC AND VISUAL RESOURCES**

The remarkable mingling of ocean, land, and forest found in the Del Monte Forest Area provides scenic resources for the entire Monterey Peninsula. Ridgeline vistas, coastline panoramas, tree-lined corridors, and unique trees and rock formations are all appreciated by the regions many visitors.

Placement and design of new development must not injure the visual integrity of the area. The Coastal Act calls for protection of views to and along the ocean, preservation of natural landforms, protection of special communities, and development which is sensitive to the character and scenic assets of the area.

Extended use of scenic easements, public open space, design control, site control, and responsive planning and zoning are methods which will be useful in attaining Coastal Act objectives.

Considering the high visibility of the coastline and wooded ridges from distant vista points, the impact of policies established to guide development will be felt by the entire community. Preservation of scenic resources in the Del Monte Forest Area is significant in maintaining this aspect of the quality of life on the Peninsula and the Monterey County coastline. Important visual resources are shown on Figure 2C.

### **Policy Guidance Statement**

The Del Monte Forest Area and 17-Mile Drive are important visitor destinations. It is the objective of this Plan to protect the areas magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities which complement the natural scenic assets and enhance the publics enjoyment of them. In order to protect the scenic and visual resources of the Del Monte Forest Area, only compatible development along 17-Mile Drive should be allowed.

### **Policies**

50. Scenic shoreline areas, corridors along Highway 68 and 17-Mile Drive, and ridges identified on the LUP Visual Resources Map shall be designated for outdoor recreation, low-density residential, or open space land use that are compatible with protection of scenic resources and shall be required as scenic or conservation easements.
51. Areas within visually prominent settings identified on the LUP Visual Resources Map, when proposed for development, should be developed so that the lots and/or buildings are situated to allow the highest potential for screening from view the development and its access roads. Lots and access roads should also be sited to minimize tree removal and

visually obtrusive grading.

52. During the development review process, scenic, conservation, or negative easements shall be required to the fullest extent possible for visually prominent areas. These shall be granted to the Del Monte Forest Foundation. Except in the case of voluntary easements or properties not subject to the permit process, these instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection.
53. Utility lines shall be placed underground except where it can be shown that the lines can be hidden in existing tree cover, thereby minimizing removal of mature trees.
54. Live tree removal shall not be permitted in presently undeveloped areas unless consistent with LUP policies or until OSAC Plan maintenance standards for the affected area are developed. These standards should contain criteria for tree removal that take into account tree health and forest enhancement.
55. Areas within the viewshed of scenic corridors identified on the LUP Visual Resources Map shall be zoned with a district which requires adequate structural setbacks (generally a minimum of 50), the siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be designed to harmonize with the natural setting and not be visually intrusive.
56. Design and siting of structures in scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, using appropriate materials which will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening.
57. Structures in scenic areas shall utilize native vegetation and topography to provide screening from the viewing area. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).
58. Parking on the seaward side of 17-Mile Drive should be designed to minimize the visual impact of parked vehicles in the viewshed and disturbance to the habitat. The



appropriate site specific access recommendations shall apply to this area.

59. New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove Gate to Carmel Gate portion) shall be designed and sited to minimize obstructions of views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, limitations on landscape materials which would block views.

## **ARCHAEOLOGICAL RESOURCES**

The Del Monte Forest Area shoreline contains numerous archaeological sites which, along with several known upland sites, represent several periods of occupation. Currently known sites are mapped and on file with the California Archaeological Site Survey District at Cabrillo College in Aptos. To protect the sites, these maps are confidential. However, the Monterey County Planning Department, Pebble Beach Corporation, and their environmental and planning consultants maintain current site location maps. Contact with the Survey is maintained by County staff and environmental planning consultants on development projects affecting archaeologically sensitive areas.

### **Policy Guidance Statement**

The Del Monte Forest Areas archaeological resources shall be protected for their scientific and cultural heritage value. New land uses shall be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts to archaeological resources.

### **Policies**

60. The timely identification and evaluation of archaeological, historical, and paleontological resources is encouraged, in order that these resources be given full consideration during the conceptual design phase of land use planning for project development.
61. Whenever development is proposed, it shall be determined whether the affected property has received an archaeological survey. If not, such a survey shall be conducted to determine if archaeological resources exist. The survey should describe the sensitivity of the site and make appropriate recommendations concerning needed protection of the resource. If the development activity is subject to environmental review, this policy should be satisfied in conjunction with environmental review.
62. Where significant archaeological resources are identified,

all available measures including open space easements, dedication of scenic easements, and purchase of development rights shall be considered to avoid development on significant prehistoric or historic archaeological sites.

63. When developments are permitted on parcels where archaeological or other cultural resource sites are located, project design shall be required which avoids impacts to such sites. Where the site has religious significance, emphasis should be placed on preserving the entire site; likewise, where the site is of known regional significance, consideration shall be given to nominating the site to the National Register and preserving it.
64. No development proposals with the potential to damage an archaeological site (involving grading) or an archaeologically sensitive area shall be categorically exempt from environmental review.
65. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation measures shall be required. Preservation measures shall be designed by a qualified archaeologist in accordance with current accepted guidelines.
66. Unauthorized collecting of artifacts at the sites shall be prohibited.
67. Public access to or over known archaeological or paleontological sites shall be limited.



## CHAPTER THREE: LAND USE AND DEVELOPMENT ELEMENT

### INTRODUCTION

The land use recommendations presented in this chapter are based upon the proposed 1977 Del Monte Forest Plan, the requirements of the California Coastal Act, as defined by the LCP work program, and the full range of information received by the Board of Supervisors, including public testimony, written comments, previous background documents, etc. A tradition of active planning and management by the owners of the Del Monte Forest Area has provided a strong foundation for this LUP. These efforts have, over time, preserved the areas outstanding natural environment while creating a residential and resort community of renown.

Four basic goals of the California Coastal Act establish direction for land use planning proposals for the Del Monte Forest Area. They are:

- 1) Protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- 2) Assure orderly, balanced utilization and conservation of Coastal Zone resources, taking into account the social and economic needs of the people of the state.
- 3) Maximize public access to and along the coast and maximize public recreation opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- 4) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

In applying these goals, retention of the Del Monte Forest Areas unique natural character is paramount. The Del Monte Forest Area contains rich environmental resources. The long-term protection of these resources inevitably requires a cautious and thoughtful approach to planning decisions. The natural environment and its resources vary widely in their sensitivity to development. Environmentally sensitive areas such as the locations of rare and endangered species, wetlands, and riparian habitats need to be protected. Other areas, where potential constraints can be mitigated through careful site planning and development controls, can be allowed to have appropriate levels of development.

The Del Monte Forest coastal area is also known for its variety of passive and active coastal-related recreational opportunities available to visitors and residents. The Lodge at Pebble Beach, portions of 17-Mile Drive (and turnouts), and portions of several golf courses are currently considered coastal-related uses. It is therefore necessary that priority be given to these coastal-related developments, as well as to similar uses which may be feasible at remaining undeveloped coastline locations. Other development should be located and planned to minimize conflicts with coastal-related uses in these locations as well as to avoid natural hazards which cannot be mitigated through design. Adherence to OSAC maintenance standards will achieve this objective in open space areas.

### LAND USE

Land use policies are grouped following the statewide planning goals enumerated on the preceding pages. Since a number of areas within the Forest have been mined and are in need of rehabilitation, land use policies specific to rehabilitation areas are also grouped.

### Policy Guidance Statement

Open space designations in this LCP shall encompass environmentally sensitive habitat areas. Future development must clearly be consistent with protection of these environmentally sensitive areas and the use priorities of the California Coastal Act.

### Policies

68. Development and use of the land, whether public or private, shall conform to the policies, and shall meet resource protection standards as set forth in this LUP. This includes development on legal lots of record as well as new subdivisions.
- 68a. The density in areas covered by previously approved tentative maps reflects maximum densities and new subdivision applications will be required for development in these areas, at which time the former tentative maps shall be evaluated and the density established in a manner consistent with the policies of this LUP and the surrounding areas.
- 68b. The zoning classification for all property in Del Monte Forest shall include a classification which requires County design review for all development in Del Monte Forest.



69. Environmentally sensitive habitat areas shall be protected from both direct and indirect adverse impacts of development. Conformance with OSAC maintenance standards shall be the test of consistency with this policy, where appropriate.
70. New development shall incorporate mitigation measures to minimize potential adverse environmental impacts.
71. Transportation improvements should include consideration of non-automobile facilities, including public transit stops and shelters. Expansion of existing commercial facilities or development of new facilities shall be approved only where requirement for adequate parking can be fully satisfied. Adequate parking shall include all uses on the subject site (e.g., hotel units, restaurant, employees, day use facilities).
72. New coastal-dependent land use, public and commercial recreation, and visitor-serving land uses shall have priority over other uses where public service capacities are limited.

#### **Policies Specific to Maintaining Environmental Quality**

73. The OSAC Plan and the Site Specific Shoreline Public Access Design Criteria shall be the principal mechanism for implementing environmental quality aspects of this LUP in open space areas.
74. Environmentally sensitive habitat areas will remain undeveloped except for parking or similar access facilities. Access improvements shall be developed consistent with the site specific recommendations of the LUP Access Maps (Appendix B).
75. Within their indigenous range, Monterey cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.
76. Prior to approval of any proposed development on the Hill property at Pescadero Point, further archaeological review shall be required and mitigation measures adequate to protect the sites archaeological resource shall be developed and implemented.
77. Detached or attached guest rooms are not to be equipped for permanent living and are not considered residences. They may be permitted at the maximum rate of one (either attached or detached) per parcel or one (either attached or detached) for each principal residence providing the constraints of the parcel and other plan policies permit. Furthermore, detached guest rooms shall be located in close proximity to the principal residence, share the same

utilities except where prohibited by public health or water management district requirements, contain no kitchen or cooking facilities, and be limited to 425 square feet. Conditions shall be implemented by CC&Rs or other legal restrictions, including revocation provision for non-conformance. Subdivisions shall not be permitted to divide a principle residence from a guest room.

78. Studios and other small non-residential and non-commercial accessory structures such as tool sheds, workshops, or barns may be permitted on any size parcel provided the constraints of the parcel and other plan policies permit. None of these units shall ever be used for habitation purposes.

78a. Encourage the use of caretakers' accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretakers' residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principle residence from a caretakers' residence. Only one caretakers' unit shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies.

#### **Policies Specific to Orderly Development Balanced with Resource Conservation**

79. Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals shall be limited to passive, low-intensity recreation use dependent on and compatible with the sensitive resources. Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria and OSAC maintenance standards shall be the test of consistency with this policy, where appropriate.

80. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are intended for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities.

81. Public access plans for the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.



82. Area B shall be the last area to be developed in Spanish Bay. The southwest portion of Spanish Bay Area B shall be allowed a maximum of 42 units. The north east portion shall be allowed 21 units, a total of 63 units in Area B.
83. Clustering of uses shall be encouraged wherever practical as a means of preserving Forest values.
84. New development fronting 17-Mile Drive shall maintain an adequate natural buffer. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from motorists, unless otherwise protected by terrain. In the case of Area B, the setback shall be 200 feet from the centerline of 17-Mile Drive. For existing legal lots of record fronting 17-Mile Drive, a minimum setback of 15-20 feet from the front lot line shall be required consistent with that presently required throughout Del Monte Forest. Direct driveway access to 17-Mile Drive should be avoided where possible.
85. New subdivisions shall provide and maintain an adequate natural buffer to protect the forested corridor throughout Del Monte Forest and to screen new development. Accordingly, a minimum setback of 50 feet from the front lot line shall be required in all new subdivisions.
86. Golf course development may be permissible in areas shown for residential development. If golf course development is proposed and approved in any of these areas, it shall result in a reduction in the number of dwelling units permitted by this plan for the area in proportion to the number of acres devoted to the golf course use. For example, a 50 acre golf course in an area shown for residential use at a density of two units per acre will result in a reduction of 100 dwelling units in that area.
87. New commercial development may be permitted when integrated with the resort hotels, the community hospital, or the neighborhood commercial center on the Huckleberry Hill quarry site.

**Policies Specific to Assure Priority of Coastal-Dependent Development**

88. Water service for coastal-priority visitor-serving and recreational uses, i.e., the Spanish Bay resort and golf facilities and the NCGA golf course facility, shall be assured before new residential uses are permitted, by reserving an adequate quantity of the County Cal-Am water allotment prior to permitting new residential subdivisions.

89. New visitor serving and commercial recreation facilities shall be designed to maximize opportunities for public use and offer a range of visitor serving facilities. Low, no, and moderate cost facilities shall be provided as feasible (e.g., trails, picnic facilities, moderately priced food and beverage service, viewing areas, etc.).

#### **Policies Specific to Rehabilitation Areas**

90. Use of the proposed golf courses by the general public shall be maximized. Except for periods of scheduled tournaments, the following requirements for public availability of the courses shall apply.

Spanish Bay Golf Links: The course shall be available for use by the general public as well as lodge guests on a first come, first served basis at least 50% of the time. The periods of availability shall be calculated in such a manner as to assure reasonable starting times for the general public.

Northern California Golf Association Course: The proposed NCGA owned and operated golf course shall, in recognition of its broad based, quasi-public membership policy, be available to the general public on a space available basis. NCGA members and guests may reserve times up to 3:00 p.m. on the day preceding a desired day of play and one starting time per hour shall be reserved by the NCGA. After 3:00 p.m., reservations for starting times for the following day shall be available on a first come, first served basis.

If ownership or operation of the NCGA Course changes, use of the course by the general public shall be on the same basis as that required at the Spanish Bay Golf Links.

Both courses shall be designed to include public viewing areas and trails. The design of these facilities shall be consistent with habitat and safety considerations.

91. Low intensity public visitor serving facilities such as a restaurant, golf-related shops shall be permitted on the NCGA site.

#### **Policies Specific to Rehabilitation Areas**

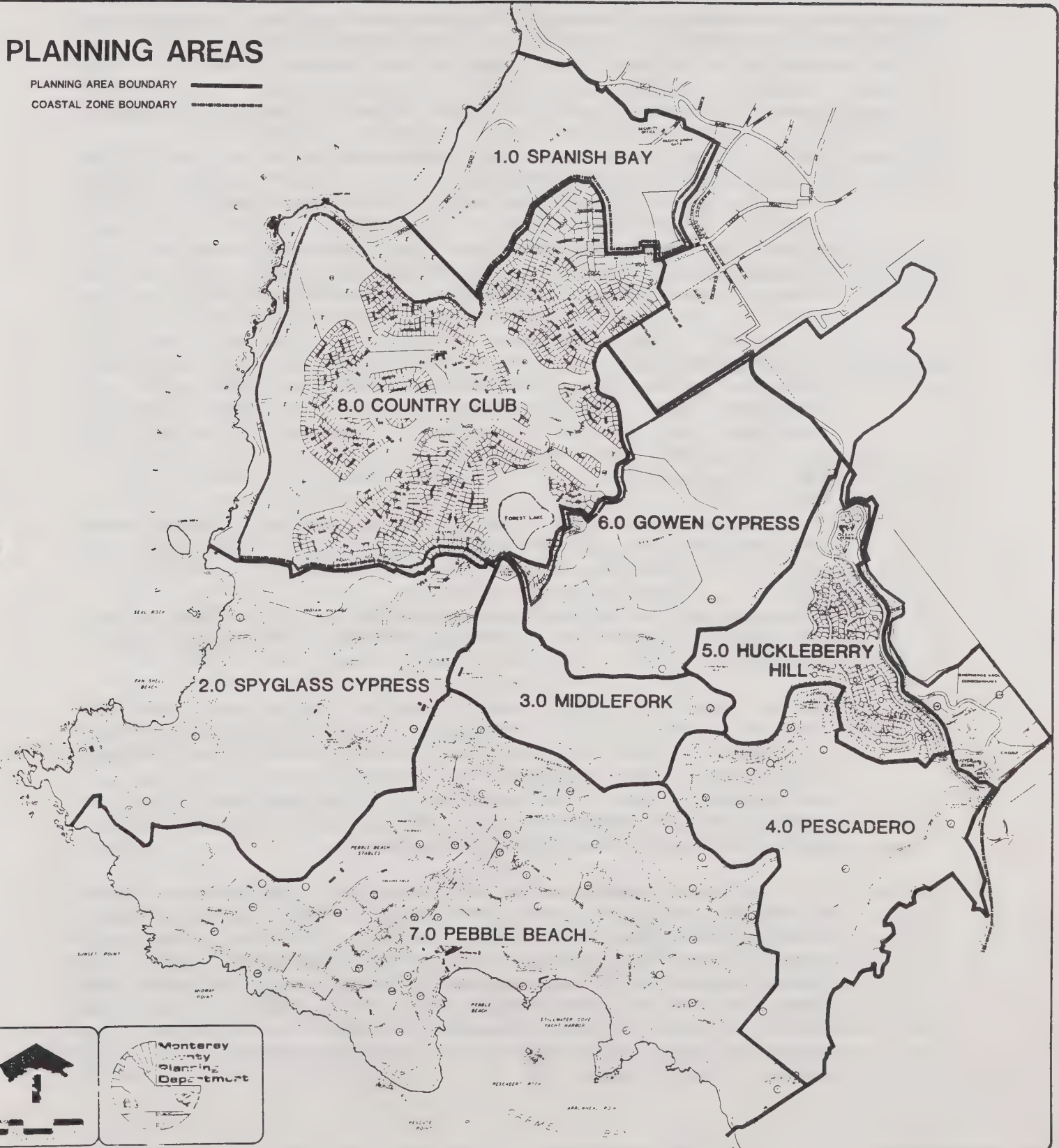
92. Certain areas have been mined for silica and other minerals and are in need of rehabilitation. These areas are the most suitable for more intensive development, as compared with other forested and undeveloped land. Consequently, those areas should be assigned higher densities or permitted the development of needed visitor accommodations, recreational facilities, corporation yards, public works facilities, and neighborhood shopping areas. The more intensive use of these areas will also provide the incentive to rehabilitate the previously mined areas and



**FIGURE 3**  
**PLANNING AREAS**

## PLANNING AREAS

PLANNING AREA BOUNDARY —————  
COASTAL ZONE BOUNDARY - - - - -



consequently repair the damage.

93. The golf course proposed for the Spanish Bay planning area rehabilitation area shall provide, as a part of its design, for the restoration of dune landforms and native habitat which once occurred here. To provide maximum opportunity for the re-establishment of native wildlife and plants and to preserve existing dune remnants and forest habitats, the golf course design shall be of the links-land type. Development standards shall include the following criteria:
1. Prior to grading of the site, a detailed rehabilitation plan shall be submitted for approval by the County. Such plan shall identify the locations and finished contours of the dune, wetland, and riparian habitat restoration areas; source and finished depth of surface materials to be used in the dune area; species, sources, and methodology to be used in reestablishing native vegetation cover; any structural development within or adjoining the rehabilitation areas (i.e. pedestrian barriers, bridges, etc.); a schedule for completion; and measures for long-term maintenance of the restored habitats in a natural condition, including control of invasive, non-native plants within designated natural habitat areas.
  2. The amount of contiguous marsh and open water areas will equal or exceed those presently found on the site.
  3. The amount of riparian vegetation and open water course shall be equal to or greater than presently exists.
  4. Where golf course tees, greens, fairways, paths, bridges, and public accessways are developed within 100 feet of the restored riparian and wetland areas, they shall be designed to avoid any significant disruption (from construction and future use) of such areas; other developments should be located beyond this 100-foot wetland buffer area.
  5. In the dune restoration areas, the restructured dune landforms shall be surfaced with sand having substantially the same mineral and physical properties, including color and appearance, as that which originally occurred on the site; the depth and composition of sand shall be sufficient, subject to the availability of feasible sand source(s), to provide optimum conditions for reestablishment of native dune flora.



6. At least 25% of the approximately 165-acre golf course area shall be designated as dune habitat restoration area (including existing remnant natural dune habitat areas which may be protected within the golf course perimeter); reestablishment of native dune flora shall proceed as soon as native sand is placed in accordance with criteria no. 1 and no. 5 above, and applicable OSAC standards.
  7. Barriers, boardwalks, signing, informational materials and other measures identified by the site specific access recommendations in Appendix B shall be provided in order to protect existing and restored environmentally sensitive dune habitats.
  8. Accommodations for spectators shall be designed, located, and managed to avoid trampling of restored habitat areas, otherwise events which would attract spectators shall be precluded.
94. In those rehabilitation areas designated for residential use, native plants typical of surrounding areas should be incorporated into landscape plans.
95. Limited neighborhood commercial uses may be permitted in the existing quarry site in the Huckleberry Hill planning area, and the total acreage devoted to such use shall be limited to no more than 10 acres. In addition, a corporation yard, storage facilities and potable or sub-potable water storage may be permitted at the quarry site. As part of this neighborhood commercial development, Monterey pine should be utilized in landscaping to stabilize fill embankments and to screen quarry walls, thus helping the area to blend in with the surrounding environment as best as possible.

#### LAND USE DESIGNATIONS

The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space.

These use categories are fully described in the following discussion. Figure 3 shows the planning area framework within which these uses are subsequently discussed. Figures 4 and 4A show environmental considerations which were primary considerations affecting the location of new development. Figure 4A presents a detailed legend for Figures 6, 7, 8, 9, 10, 11, 12 and 13. Figure 5 shows the Del Monte Forest Area Land Use Plan - 1984. Figure 5A presents a detailed legend for Figures 6A, 7A, 8A, 9A, 10A, 11A, 12A and 13A.

## Residential Land Use

New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 du/acre), and medium density (maximum of 4 du/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories.

Caretakers units, servants quarters, and other separate houses, but not senior citizen units, are considered units of residential development for the purpose of calculating density. The County shall not approve such units in excess of the density allocated by this plan for each planning area.

## Commercial

Three classes of commercial uses are indicated. They include: 1) Visitor-Service Commercial, 2) General Commercial, and 3) Institutional. They are described as follows:

- 1) Visitor-Service Commercial - This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with LUP Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The three areas in this category are the existing lodge and environs at Pebble Beach, the proposed Spanish Bay resort and the visitor-serving facilities at the proposed NCGA Golf Course.
- 2) General Commercial - This category provides for commercial-use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for reuse is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.
- 3) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

## Open Space

All areas considered critical to maintenance of the natural systems of the Forest are encompassed in this category, including environmentally sensitive habitat areas, the sites of



endangered species, riparian areas, wetland areas, and sensitive coastal strand areas. In addition to the open space designation and policies within the body of this LUP, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This OSAC Plan is adopted as a part of this plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both map designations and policies with this LUP and provides more detailed maintenance standards and funding mechanisms for management of open space. However, where there may be conflicts between the Open Space Management Plan and this land use plan, the land use plan policies will take precedence.

Three classes of open space are indicated. They include: 1) Recreational, 2) Forest, and 3) Shoreline. They are described as follows:

- 1) Recreational - This category permits golf course, the Beach and Tennis Club, and the equestrian center, as well as necessary support and maintenance facilities such as the pro shops, cart shops, parking areas, stables, and barns.
- 2) Forest - This category includes the S.F.B. Morse Botanical Reserve, riparian corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments are trails, low-intensity recreational facilities, tree cutting, and public works only if consistent with all other plan policies.
- 3) Shoreline - This category includes sandy beaches, rocky shorelines and tidepools, remnant sand dunes. Permitted are associated support areas for public access including parking turnouts, trails, vista points, and related facilities, consistent with all other plan policies.

Other developments listed in the OSAC Plan are also permitted in all the above classes subject to the limitations described above.

### **Area of Special Concern**

The Area of Special Concern category is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for a specifically designated property where there is unique natural and scenic resources and archaeological resources. Particular attention is to be given towards siting and planning development to assure compatibility with existing resources and adjacent land uses. The property designated Area of Special Concern is shown on the Land Use Map.

FIGURE 4

ENVIRONMENTAL CONSIDERATIONS

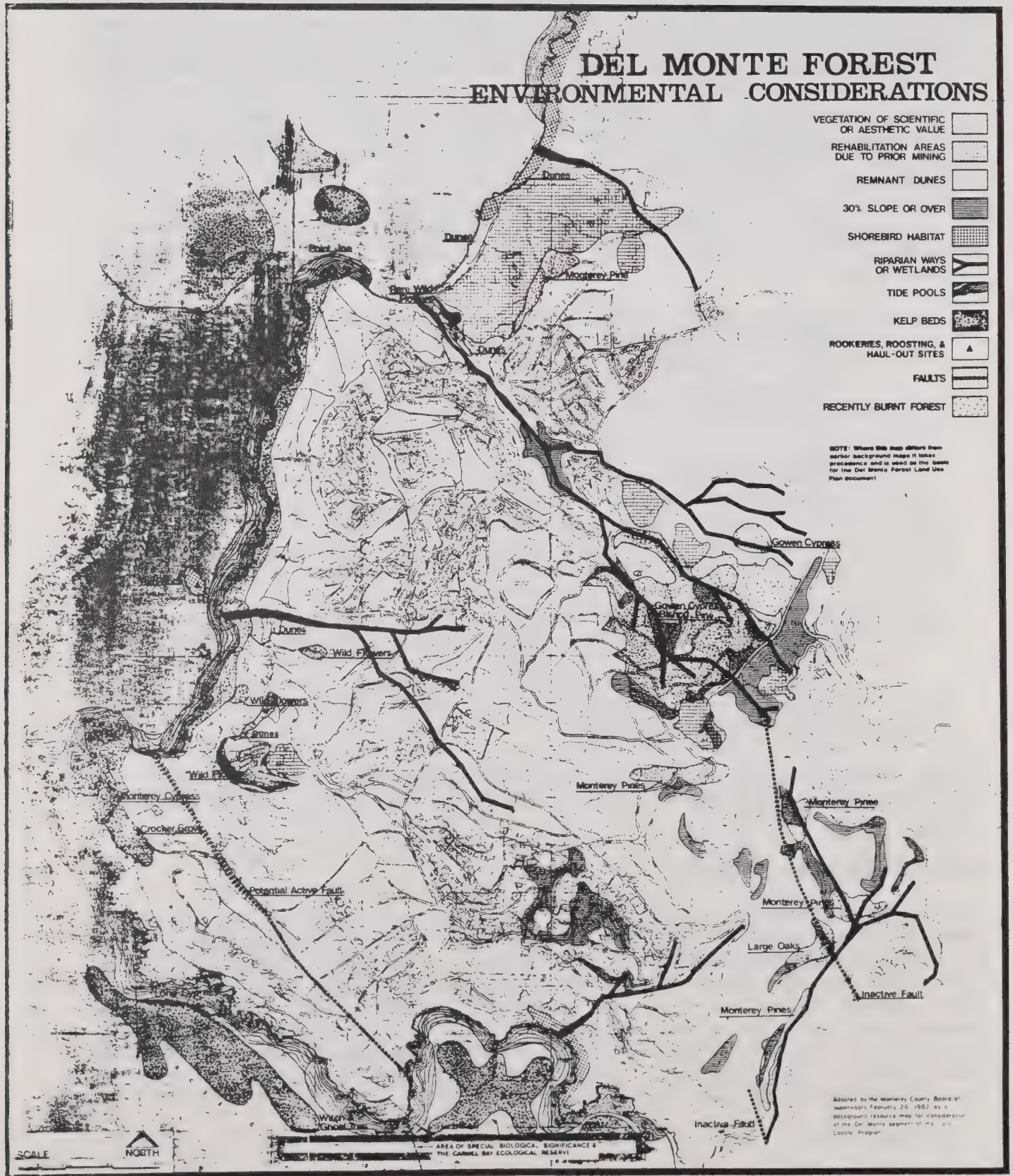




FIGURE 4A

ENVIRONMENTAL CONSIDERATIONS LEGEND

VEGETATION OF SCIENTIFIC OR AESTHETIC VALUE	
REHABILITATION AREAS DUE TO PRIOR MINING	
REMNANT DUNES	
30% SLOPE OR OVER	
SHOREBIRD HABITAT	
RIPARIAN WAYS OR WETLANDS	
TIDE POOLS	
KELP BEDS	
ROOKERIES, ROOSTING, & HAUL-OUT SITES	
FAULTS	
RECENTLY BURNT FOREST	

NOTE: Where this map differs from  
earlier background maps it takes  
precedence and is used as the basis  
for the Del Monte Forest Land Use  
Plan document.

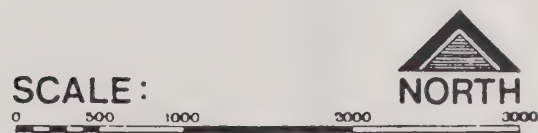


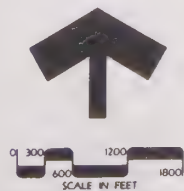






FIGURE 5  
LAND USE PLAN (1984)

DEL MONTE FOREST AREA GENERAL PLAN  
COASTAL PROGRAM



**Residential**

- 1 Unit / 2 Acres
- 1 Unit / 1.5 Acres
- 1 Unit / Acre
- 2 Units / Acre
- 4 Units / Acre
- 00 units / acre
- Density as Indicated
- Density to Preclude Further Subdivision

**Commercial**

- Visitor Service
- General
- Institutional
- Open Space**
- Recreational
- Forest
- Shoreline

Resource Constraint Areas

Area of Special Concern

**Boundaries**

- Del Monte Forest
- Planning Area
- Coastal Zone
- Huckleberry Hill Natural Habitat Area
- Presidio of Monterey







FIGURE 5A

DEL MONTE FOREST AREA  
LAND USE PLAN - 1984 LEGEND

**Residential**



1 Unit / 2 Acres



1 Unit / 1.5 Acres



1 Unit / Acre



2 Units / Acre



4 Units / Acre



Density as Indicated



Density to Preclude  
Further Subdivision

**Commercial**



Visitor Service



General



Institutional

**Open Space**



Recreational



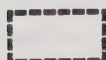
Forest



Shoreline

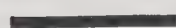


Resource Constraint Areas

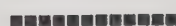


Area of Special Concern

**Boundaries**



Del Monte Forest



Planning Area



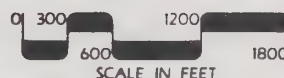
Coastal Zone



Huckleberry Hill Natural  
Habitat Area



Presidio of Monterey



## LAND USE BY PLANNING AREA

The Land Use Element is described for each of the planning areas. This provides for easier understanding of the uses and the rationale for each use within each planning area. The format for describing each planning area includes: a description of the location, size, and extent of existing land use; a summary of relevant environmental considerations; a summary of public service availability and limitations; and a description of the land uses planned for remaining available property. A map is included for each planning area summarizing the discussion. Table A provides a statistical summary of acreages and planned new uses.

The number of residential and visitor-serving units shown on Table A and the densities shown on Figure 5 and on the following land use plan maps for the various planning areas are maximum figures. The exact density is contingent upon natural resource constraints present and availability of public services as determined through project review.

### SPANISH BAY - AREA 1

#### Location, Size, Existing Use Considerations

The Spanish Bay planning area fronts on the Pacific Ocean, with the Asilomar State Beach and Conference Center to the north, the City of Pacific Grove to the north and east, and the Country Club planning area to the south. The area contains 330 acres, 210 of which were formerly used for silica (sand) extraction and processing and are in need of rehabilitation.

The dismantled sand plant site is currently used as a corporation and storage yard. Relocation of this function to the quarry area at Huckleberry Hill is planned. Two parcels on either side of the railroad tracks on the south side of Sunset Drive were erroneously included in the Del Monte Forest Coastal Zone; they are actually within the City of Pacific Grove Coastal Zone. These parcels contain a motel/restaurant and the City's corporation yard. These parcels are therefore not considered in this Plan.

The sandy beach area contrasts with the rocky shoreline of Asilomar State Beach to the north. Visitors, particularly from the nearby Asilomar Conference Grounds, use both Asilomar and Spanish Bay Beach to walk, beachcomb, and play. The area is often foggy or windy and too cold to enjoy sunbathing; the water is generally too cold for swimming. The south end of Moss Beach is used for surfing. Parking on the shoulder of Spanish Bay Drive is shared by surfers and visitors. There are picnic tables in the area.



**TABLE A**  
**SUMMARY OF NEW PLANNED DEVELOPMENT IN DEL MONTE FOREST\*\*\***

Planning Area	Planning Unit	New Developed Acreage	New Residential Dwellings	New Visitor Accommodations
Spanish Bay	A	49.60	80**	270
	B	28.90	63	
	C	28.00	56	
		106.50	199	
Spyglass Cypress	J	11.57	22	
	K	11.08	22	
	L	23.05	46	
	M	17.00	68	
	N	51.24	51	
	O*	20.00	40	
		133.94	249	
Middle Fork	H*	23.96	48	
	I	51.50	83	
		75.46	131	
Pescadero	P	34.30	34	
	Q	45.45	45	
	R	75.62	75	
	S*	41.32	41	
	Y	20.41	20	
		217.10	215	
Huckleberry Hill	G	39.00	78	
	Coml.	27.00		
		66.00	78	
Gowen Cypress	D	-	-	
	F	43.30	86	
		43.30	86	
Pebble Beach	U	22.30	22	
	V	26.00	52	
	W	18.00	12	
	X	23.00	23	
		89.30	109	
Country Club	-	-	-	
TOTAL NEW DEVELOPMENT		731.60	1067	270

\* This unit count reflects proposed subdivision.

\*\* These units are considered to be condominiums.

\*\*\* Summary does not include proposed new golf courses or development of existing vacant lots of record.

## Environmental Considerations (Figure 6)

The Spanish Bay dunes, in their native condition, were perhaps 60 feet high near the shoreline, with the rear dune areas covered with wind-deformed Monterey pines. Some remnants of the original dune formation occur seaward of Spanish Bay Drive. Although a majority of the area has been significantly changed by silica mining, following cessation of mining activity, some plant cover, dominated primarily by invading exotic species, has become re-established along with some juvenile dune patterns along the immediate coastline. With reclamation, some of the more rare and endemic dune wildflower species such as Tidestroms lupine may be re-established in the area.

The rear dune area supports a pure stand of Monterey Pine that forms a narrow strip seaward of 17-Mile Drive. The aesthetic value of these wind-suppressed trees is derived not only from their form and density or concentration, but also from the scenic views possible of the Spanish Bay shoreline and ocean through them. The ecologic importance of these trees lies in their role as the climax species of the dune plant succession and as a windscreen allowing live oak growth just inland in the Navajo area.

The Navajo Tract supports a fairly dense stand of coast live oak and Monterey pine. An area of aesthetic interest is shown in the original Natural Environmental Resource Report by JARA. Its aesthetic appeal is partially derived from the gnarled appearance of individual trees. A small portion of the Navajo area has also been mined and is in need of rehabilitation.

Riparian habitat occurs along Majella Creek and at the south end of the area where a mined-out, partially filled area now collects local drainage. The size and location of these habitats have been altered by mining activity, but their habitat value should be recognized and rehabilitation required in conjunction with development of surrounding areas.

Other environmental considerations include the potential hazards of storm wave and tsunami and the presence of archaeological resources. The immediate coastal area is exposed to both storm wave and tsunami run-up to as high as the 20-foot contour. The archaeological reconnaissance report for Del Monte Forest (Jackson, 1973) indicates five archaeologic sites in the Spanish Bay area, the southernmost site actually consisting of three identified middens. One of these sites has been completely destroyed by past sand mining activities, while another has been severely damaged. Two other sites have experienced some damage as a result of construction of 17-Mile Drive, off-road parking and erosion.



FIGURE 6

SPANISH BAY PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS





## Public Service Availability/Limitations

Access to the Spanish Bay planning area is via Highway 68 from Highway 1 at Carmel Hill, from downtown Monterey via Lighthouse Avenue, and through the Forest on interior roadways.

The area is served by a Monterey-Salinas transit route at Sunset and 17-Mile Drives. Rail transit has been proposed for the unused Southern Pacific right-of-way; Asilomar was the terminal for the extension, via Cannery Row, from downtown Monterey. The Monterey branch is connected to the Southern Pacific main line at Castroville. The right-of-way has also been proposed as a pedestrian and bicycle route.

Water supply problems associated with the California-American Water Company, the Monterey Peninsulas principal water purveyor, involve the Spanish Bay planning area in two ways. First, the recreation and visitor-serving facilities proposed for the area would have a higher priority for water service than would non-coastal-dependent land uses, such as private residences. Second, if a wastewater reclamation project is undertaken by either the Carmel Sanitary District or the Pebble Beach Community Services District, it would require extensive non-agricultural lands which can be irrigated with reclaimed water. Use of the Forests golf courses for this purpose would substitute reclaimed water for potable water, thus having the effect of increasing Cal-Am's available supply. With two additional golf courses in the Forest, including one at Spanish Bay, a substantial area for disposal of reclaimed water would be provided.

## New Land Use (Figure 6A)

A combination of recreation and visitor-serving land uses along with open space and residential uses is planned for Spanish Bay. A proposed 270-room resort hotel would be located seaward of 17-Mile Drive at the former sand mining site. It is expected that the hotel complex will include retail, restaurants, tennis courts, swimming pools, 80 residential units (area "A"), and parking facilities with direct access to 17-Mile Drive. One hundred nineteen (119) low and medium-density residential units are planned east of 17-Mile Drive in areas B and C. A maximum of 199 residential units is permitted for the Spanish Bay area. However this number may be reduced if the northerly B area is acquired for open space use.

An 18-hole golf course is planned at Spanish Bay; the areas along the shoreline encompassing the remaining native dune habitat are shown as shoreline and open-space land uses. The golf course will include rehabilitated riparian and wetland habitat as water hazards and will involve the enhancement of riparian areas as well as rehabilitation of dune landforms and plant associations originally found in the now mined-out area as part of the "links-land" golf course design. Sand necessary for dune landform rehabilitation will be obtained onsite if



## SPANISH BAY PLANNING AREA LAND USE



possible, but may be obtained from other sand pits or at locations designated on the Land Use Plan if insufficient quantities are available on site. When completed, there will be 199.86 acres in open space.

## **SPYGLASS CYPRESS - AREA 2**

### **Location, Size, Existing Use Considerations**

The Spyglass Cypress planning area is the westernmost of the planning areas; it encompasses the shoreline south of Seal Rock Creek to and including Cypress Point. The Country Club area is to the north, and the Middle Fork and Pebble Beach planning areas are to the east.

Principal land uses of this 775-acre area are homesites averaging over two acres and the Cypress Point and Spyglass Hill golf courses. The area contains several of the preferred stopping points along 17-Mile Drive.

Existing uses surrounding this area include residential development to the north at a density of four units per acre in the Country Club area. To the south, in the Pebble Beach area, the density of residential development varies from one unit per acre and less. To the west is residential development varying from one unit per acre in the south to four units per acre in the north. Also bordering on the east is Robert Louis Stevenson School.

### **Environmental Considerations (Figure 7)**

The Cypress Point fault appears to traverse the planning area in a northwesterly direction, creating two distinct geologic regimes. The Environmental Considerations map shows the approximate location of the potentially active Cypress Point fault between Fan Shell Beach and Pescadero Point. The Cypress Point shoreline is rugged and rocky with fairly shallow soil and rock outcrops supporting the endemic Monterey cypress. The northerly portion, behind Fan Shell Beach, has disturbed dunes habitat with maritime pine forest remaining on the sandy soil.

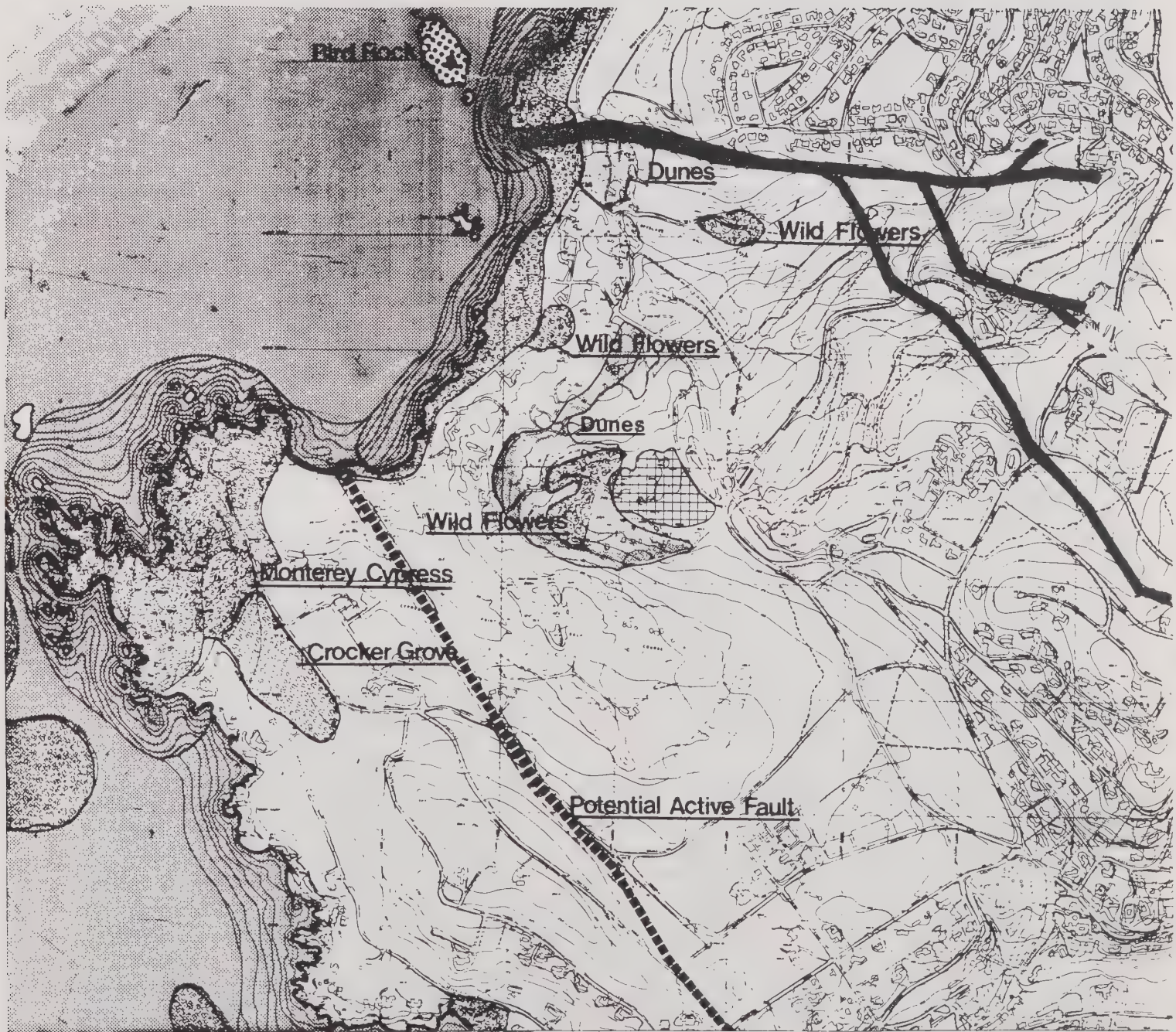
The cypress habitat has a complex relationship involving shallow soils, sparse groundcover, and seasonally changing hydrology. Home construction on lots in this area, even where tree specimens are protected, may result in habitat modification (e.g., through landscape irrigation), thereby threatening the viability of the original ecosystem.

The area between the two golf courses supports remnant sand dune habitat, with windblown Monterey pine atop the dunes as well as the remainder of a sand mine which is now used as a parking area for golf tournaments (such as the Crosby). The mined-out area is in need of rehabilitation.



FIGURE 7

SPYGLASS CYPRESS PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS





## Public Service Availability/Limitations

Both the Spyglass Cypress and Pebble Beach planning areas have the largest number of undeveloped lots-of-record of the planning areas, yet Pebble Beach and the southerly part of Spyglass Cypress have the lowest residential density among the developed areas. The low density makes conventional transit service impractical. There are no special service system limitations applicable to this planning area.

## New Land Uses (Figure 7A)

Continuity of the existing pattern of low-density residential development and open space is generally reflected in the land use plan. Residential uses will be allowed to infill the Spyglass Woods Drive area. The remnant sand dune habitat areas near Seal Rock Creek and behind Fan Shell Beach are to be protected in open space for their habitat and scenic resource values. The permitted additional dwellings, therefore, would be concentrated away from the protected area; for example, within the former sand mine reclamation area or within the forested area east of the remnant dunes. A total of 249 additional residential units is allowed in this planning area in areas "J", "K", "L", "M", "N", and "O". When built-out, there will be 135.5 acres in forest and shoreline open space.

## MIDDLE FORK - AREA 3

### Location, Size, Existing Use Considerations

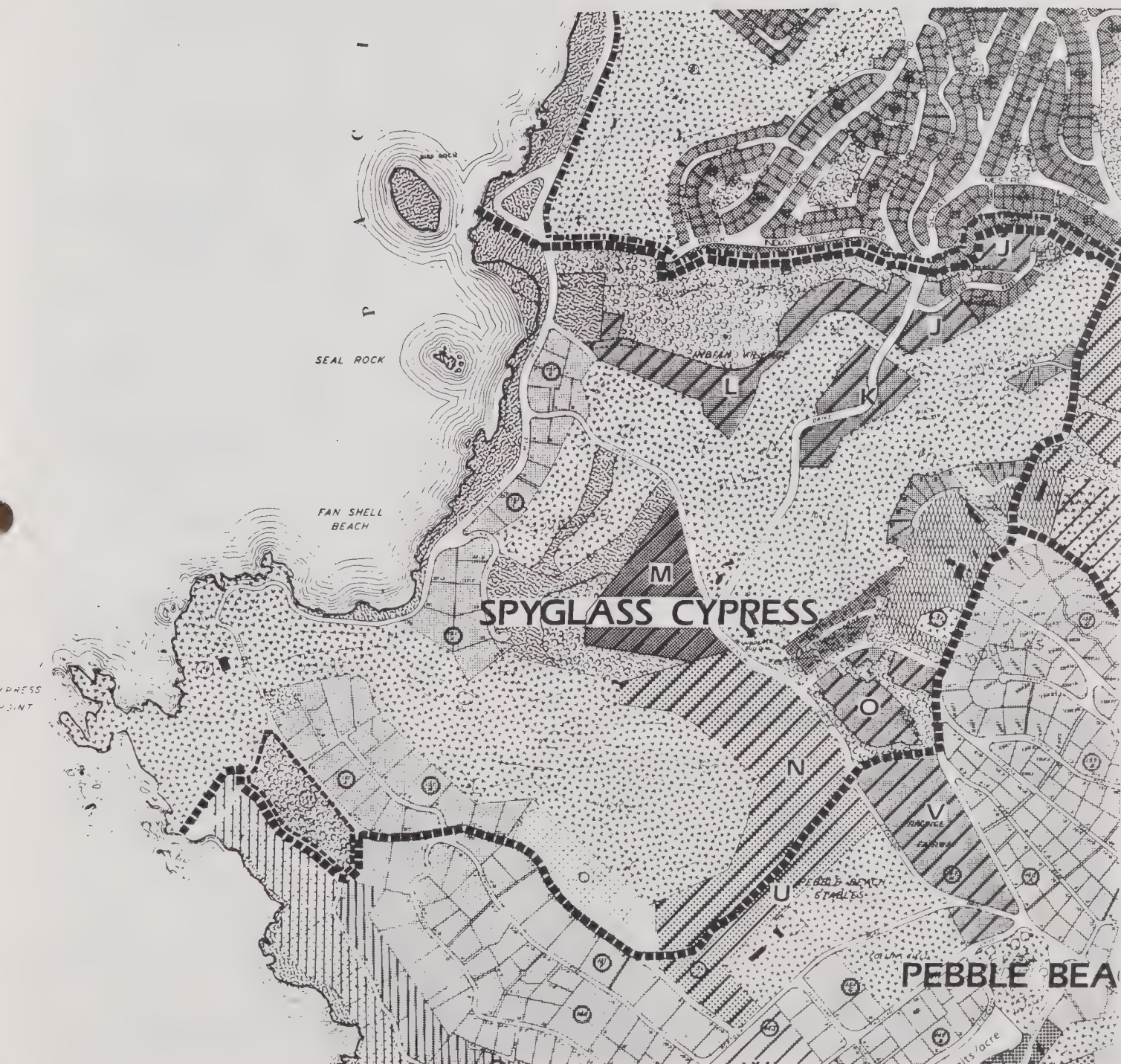
The Middle Fork planning area is in the upper portion of the Seal Rock Creek watershed. The entire planning area is an undeveloped pine forest containing a few fire trails with a central drainage course flowing westerly. Middle Fork is the smallest of the original eight planning areas, having a total of only 255 acres. It is centrally located and is completely surrounded by the Country Club, Spyglass-Cypress, Pebble Beach, Pescadero, Huckleberry Hill, and Gowen Cypress planning areas.

Major land uses immediately adjacent to Middle Fork are the Spyglass Hill golf course west of the northern tip, Robert Louis Stevenson School on the southwest, and the quarry to the east. A master plan has been developed for RLS school which reflects ultimate development of the school grounds. This master plan has been approved by the County Planning Commission by issuance of a use permit. Although a coastal permit has not yet been granted for the RLS Master Plan, this LUP assumes that development of school facilities will proceed essentially as outlined in that Master Plan. The only existing residential land use is a small portion of the Country Club planning area at four units per acre, and a portion of the Pebble Beach and Pescadero planning areas to the south and east, respectively, at one unit per acre. The remaining adjacent land is presently vacant.



**FIGURE 7A**

**SPYGLASS CYPRESS PLANNING AREA LAND USE**



### **Environmental Considerations (Figure 8)**

The entire Middle Fork planning area is covered by Monterey pine forest. The stand does not, however, display the density or vigor of other nearby stands. The understory species are huckleberry and manzanita. A small cluster of specimen trees should be protected from damage in developing the proposed NCGA golf course. Additionally, the upper tributaries of Seal Rock Creek find their origin in this planning area, with a resultant need to protect the associated riparian habitat. Care will need to be exercised in constructing the NCGA golf course to ensure that the downstream watershed and riparian habitats are afforded adequate protection from sedimentation and alteration of the hydrologic regime.

Development of the NCGA golf course must consider the negative effects that may occur to the Gowan Cypress area if drainage is allowed to move from the golf course area into the Gowan Cypress area.

### **Public Service Availability/Limitations**

New residential and recreation uses in this planning area would have an impact on existing development by introducing new traffic through established neighborhoods and imposing additional traffic loads on the Highway 1 gate. To minimize these impacts and to provide a measure of separation between resident and visitor traffic, a new forest entrance road and new gate at Highway 68 is proposed as shown on Figure 14 (Circulation).

The golf course proposed by the Northern California Golf Association partly within this planning area should be designed to utilize reclaimed water, at the time that source becomes available, to free other Cal-Am supplies for domestic use.

### **New Land Uses (Figure 8A)**

A golf course and 131 additional residential dwelling units are the principal proposed land uses in this planning area (area "H" - 48, area "I" - 83). Low-density residential clusters are shown in the Spruance Road and Forest Lake Road vicinities as well as fronting the golf course.



FIGURE 8

MIDDLE FORK PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS

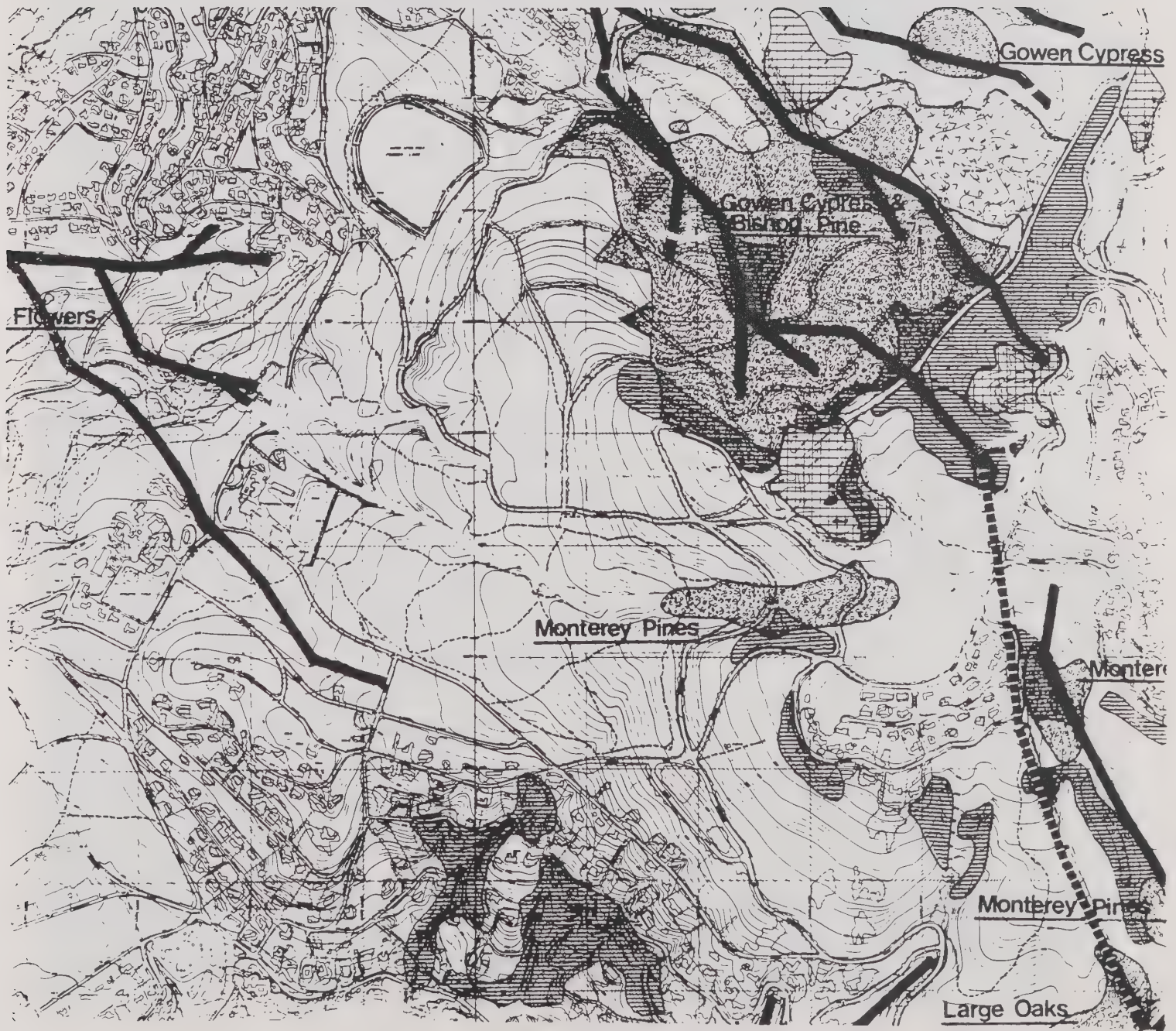
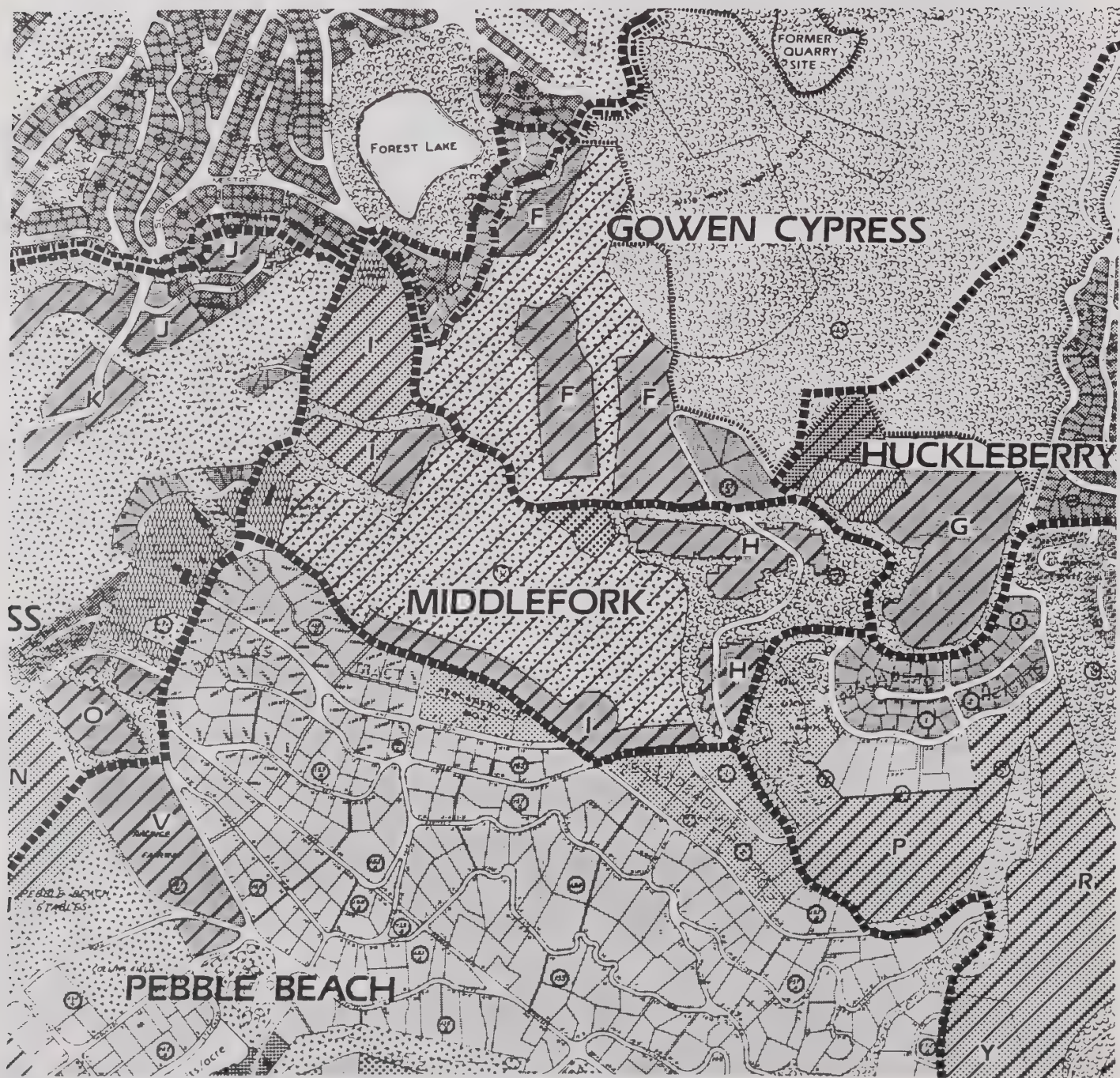




FIGURE 8A

MIDDLE FORK PLANNING AREA LAND USE





## PESCADERO - AREA 4

### Location, Size, Existing Use Considerations

The 540-acre Pescadero planning area contains the Carmel Hill (Highway 1) gate at the intersection of Highways 1 and 68. The gate serves as a principal visitor access point to the Del Monte Forest and 17-Mile Drive. The area is bounded by Carmel Woods and the City of Carmel-by-the-Sea to the south and southeast, the Pebble Beach planning area to the west, and the Middle Fork and Huckleberry Hill planning areas to the north. The ocean-front strip containing the Pebble Beach Golf Links is within the Pebble Beach planning area and separates the Pescadero planning area from Carmel Bay.

With the exception of the northwesterly portion, the Pescadero area is mostly undeveloped. Three subdivisions occupy the northwest portion near or along Sunridge Road - Sunridge Pines, Pescadero Heights and Pebble Beach Heights, containing 29, 54 and 26 parcels, respectively. Pescadero Heights has one-half acre minimum lots, while Sunridge Pines has a similar density, but uses smaller, clustered lots in order to retain much of the land in common open space. Pebble Beach Heights is characterized by one-acre lots.

### Environmental Considerations (Figure 9)

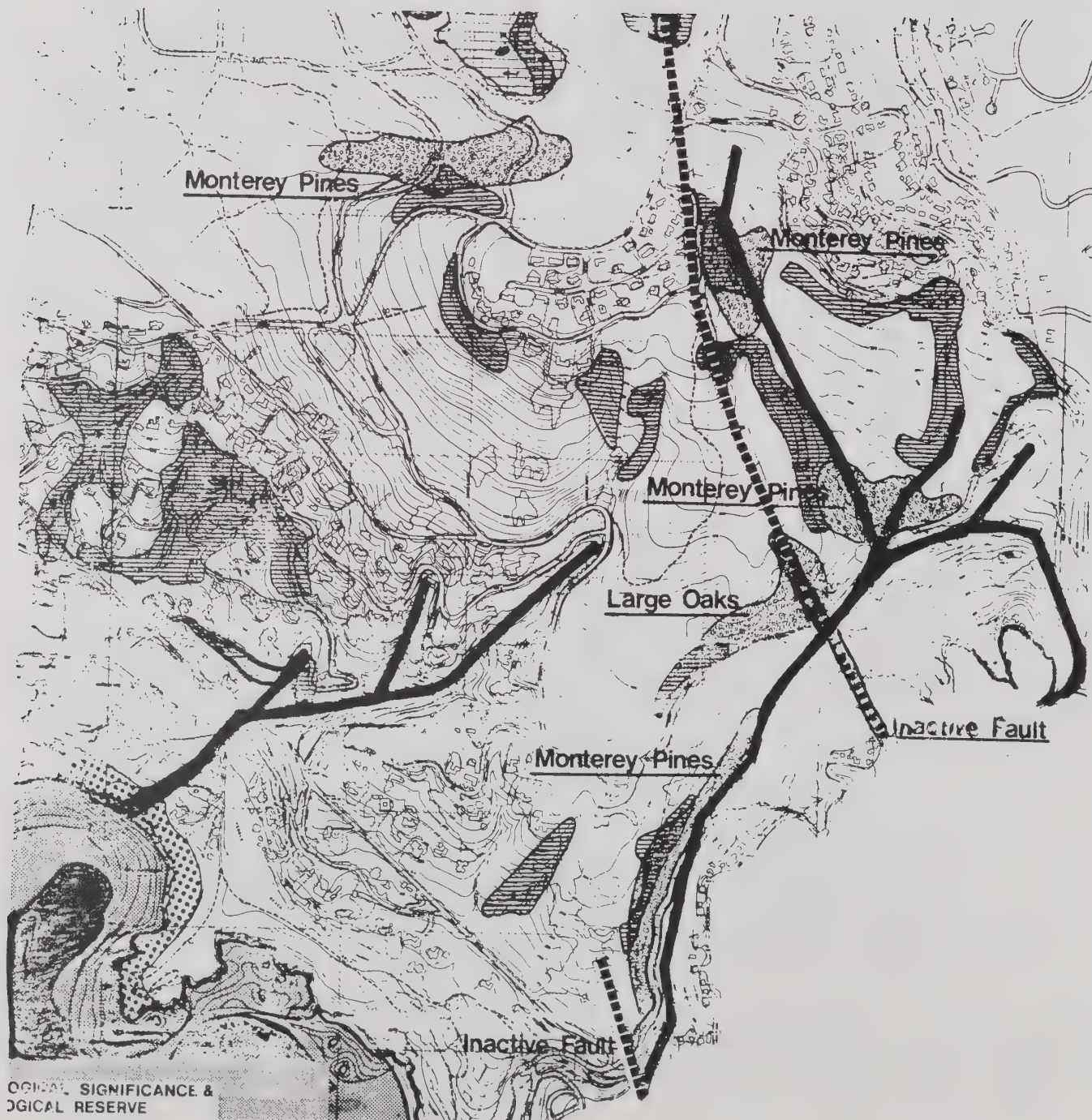
Pescadero Canyon is fairly steep-sided, Y-shaped, and covered with mixed coniferous forest. The geology map indicates an inactive fault along the northwest fork of the canyon. A landslide occurred along the fault, probably the result of a combination of steep slopes and unstable soil. The upper part of the "Y" contains slopes over 15% generally throughout, with portions over 30%. This area, underlain by Aguajito Shale, is characterized by potential instability in areas where bedding planes dip steeply. The upper part of the "Y" is overlain by soils having a high erosion potential.

The naturally occurring soil erosion hazard in this area takes on increased importance by virtue of its proximity to Carmel Bay, a designated Area of Special Biological Significance. Erosion and siltation of Pescadero Creek resulting from exposed road cuts and grading for subdivisions and homesites may adversely impact both the riparian corridor and the ASBS.

Vegetation in Pescadero Canyon and the uplands consists of mixed Monterey pine, coast live oak, riparian, and other woody species. A few coast redwoods were introduced into this stream-side habitat many years ago by the founder, S.F.B. Morse. The grasses and other groundcover are important to wildlife use of the canyon. The only known upland archaeological site is located in this planning area.

FIGURE 9

PESCADERO PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS





## Public Service Availability/Limitations

The location of this planning area near the Carmel and Highway 1 gates allows the shortest travel distance to external destinations in Monterey and Carmel. Conversely, the Carmel Hill gate which serves this area also serves as the primary visitor entry for the popular 17-Mile oceanfront drive. Therefore, development is intended to reflect the need to refrain from development intensities that would unnecessarily congest and discourage visitor use of this gate.

## New Land Uses (Figure 9A)

The majority of the area is planned to be preserved as forest and upland open space habitat, reflecting environmental constraints of slopes, soil erosion hazard, and plant and wildlife habitats. Residential development clusters are shown on the more level terraces, with 215 additional residential dwelling planned (areas "P", "Q", "R", "S", and "Y").

## HUCKLEBERRY HILL - AREA 5

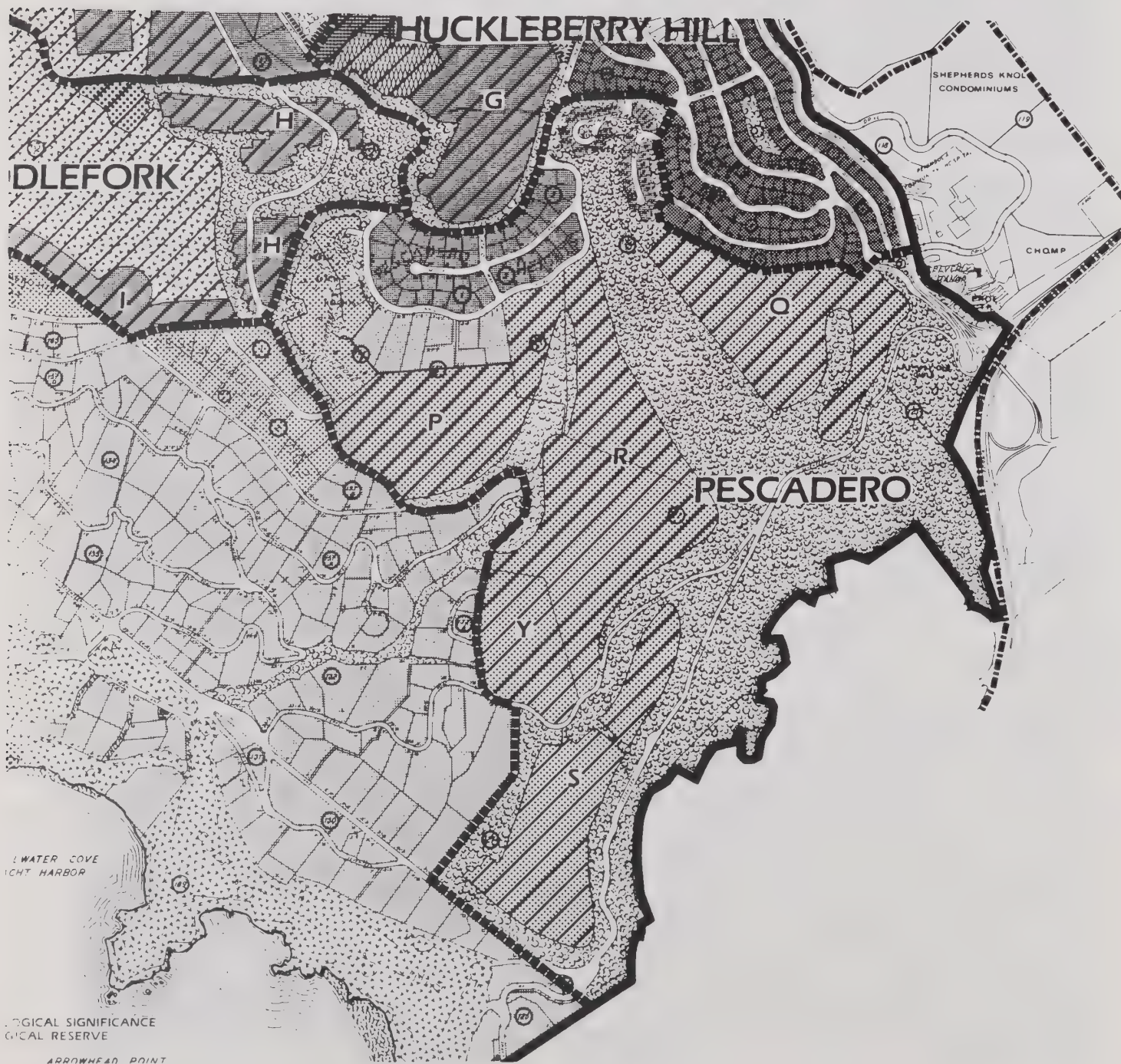
### Location, Size, Existing Use Considerations

This area encompasses 415 acres and is located in the easternmost portion of the Forest. It is bounded on the north, south, and west by the Gowen Cypress, Pescadero, and Middle Fork planning areas, respectively. The eastern portion of the area, to the east of Highway 68, known as the Shepherds Knoll or Scenic Drive Annexation area, is now within the City of Monterey.

Present land uses within this planning area consist of medium density residential development and a quarry used for the extraction of decomposed granite. This area is traversed from north to south by Highway 68, which follows the ridgeline and visually separates the Forest from the City of Monterey. The crushed granite quarry at the southwest corner of the Huckleberry Hill planning area remains active, although it is proposed to be terminated when the LCP is approved. The operation uses the Haul Road egress directly onto Highway 68 near the southern tip of the Presidio. Haul Road, a high-standard gravel surface roadway, is now used exclusively for access by the gravel operation; public access is not now permitted. The quarrying activity is important to the entire Monterey Peninsula and may be continued provided that a rehabilitation plan is approved by the County.

Figure 9A

PESCADERO PLANNING AREA LAND USE





### **Environmental Considerations (Figure 10)**

Much of the west-facing hillside within the Huckleberry Hill planning area has slopes over 30%. Soil on the steeper slopes is generally shallow with rapid runoff potential. Retention of the native trees and groundcover will minimize the erosion and runoff hazards on steeper slopes.

Rehabilitation of the operating granite quarry (as well as another small abandoned quarry) should be accomplished in conjunction with ultimate reuse of the property. The face of the stockpiled overburden is subject to erosion into the branch of Sawmill Gulch which traverses the S.F.B. Morse Botanical Reserve. Ultimately, revegetation of the mine face with Monterey pine forest and other indigenous plants will assist in blending the mine site into the surrounding pine forest environment.

### **Public Service Availability/Limitations**

A new forest internal access road is proposed as an additional thoroughfare and gate to serve residents and to provide alternative access to existing residents, thus relieving unnecessary congestion from the Highway 1 entry gate used by coastal visitors. However, specific engineering designs will need to be developed and approved by the County and appropriate State authorities before this connection is made. Reference to this road in the subsequent transportation/circulation section in more detailed.

### **New Land Uses (Figure 10A)**

The undeveloped area west of Los Altos Drive is shown primarily as open space for protection of the forest cover on the steep slopes, with one area of residential use shown on more gently sloping knolls. This residential area is suitable for concentration of development. Seventy-eight additional dwelling units are permitted near Ronda Road (area G). The quarry requires rehabilitation. Limited neighborhood commercial uses may be permitted in the quarry site and the total acreage devoted to such uses shall be limited to ten acres. A corporation yard, recreation vehicle storage facilities, and potable or sub-potable water storage may be permitted at the quarry site. The commercial land use designation allows maximum planning flexibility and could permit this site to become a transfer point for transit connections between normal bus service and intra-Forest transit.

FIGURE 10

HUCKLEBERRY HILL PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS

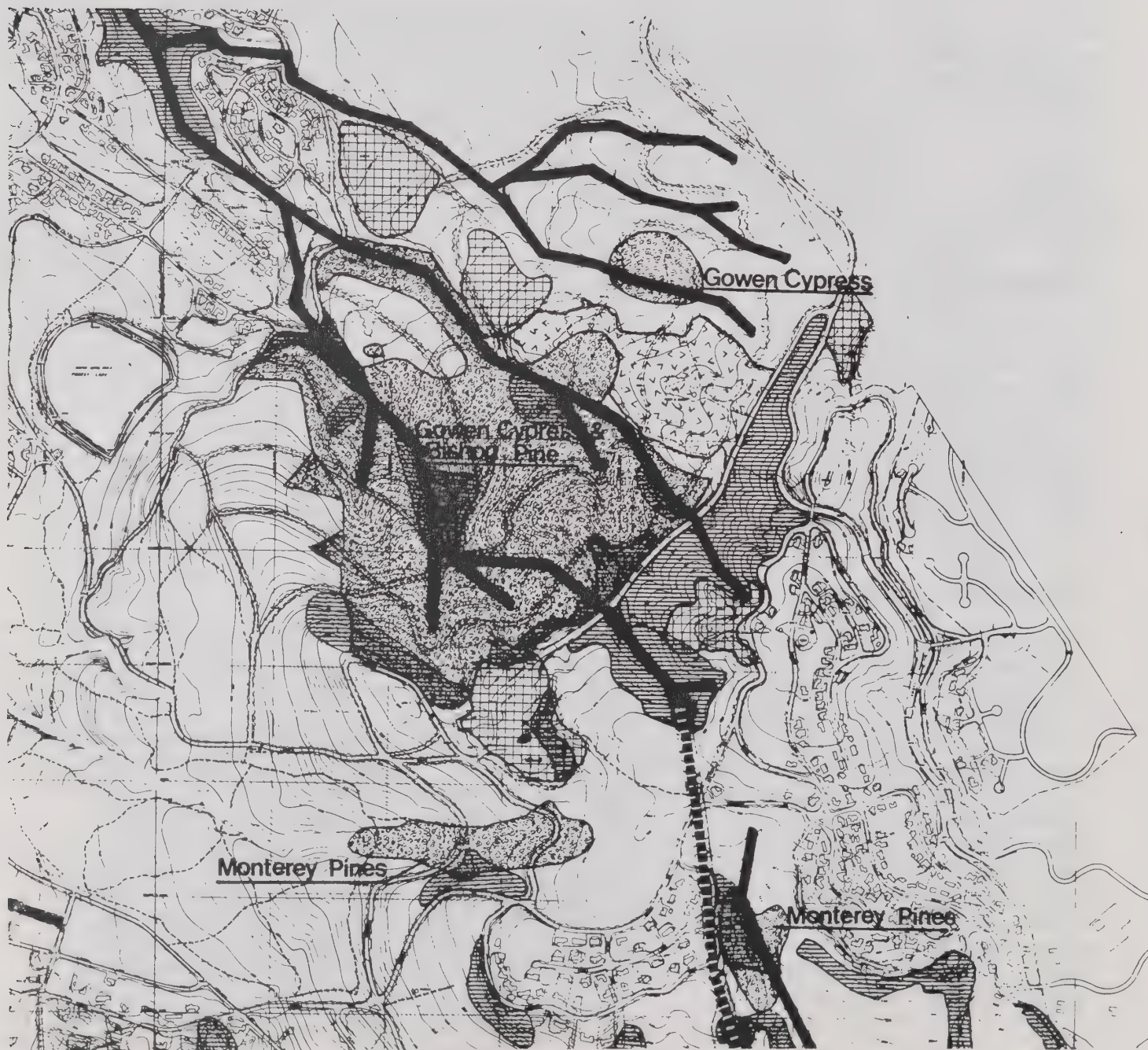
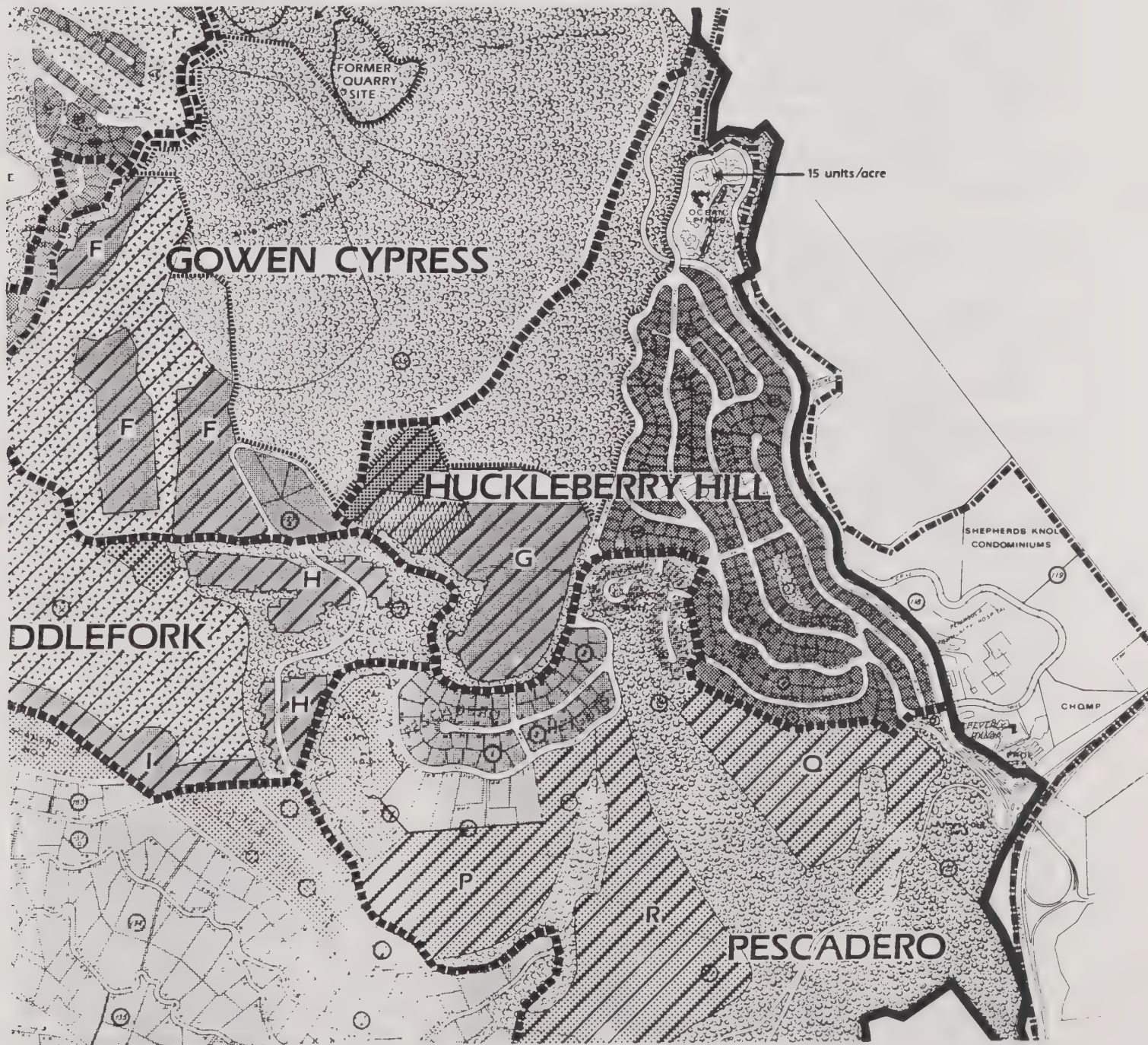




FIGURE 10A

HUCKLEBERRY HILL PLANNING AREA LAND USE





## GOWEN CYPRESS - AREA 6

### Location, Size, Existing Use Considerations

The Gowen Cypress planning area, with a total of 585 acres, has the largest amount of undeveloped land of any of the planning areas. It is bounded on the south by the Middle Fork planning area, on the east by Haul Road and Huckleberry Hill, on the west by the Country Club, and on the north by Pacific Grove and Highway 68 (Figure 11). Adjacent land uses to the west and north are the residential areas of the Country Club and Pacific Grove, respectively, where density ranges from four to seven units per acre. The remaining surrounding land is undeveloped with the exception of the decomposed granite quarry in the southern portion of the Huckleberry Hill planning area.

Existing land uses consist of an 8-acre, 5-lot subdivision on the Sunridge Road loop and the 35-unit Lookout Ridge subdivision. Two former sand mining areas occur in the northwest portion. The area also contains the S.F.B. Morse Botanical Reserve, with the two arms of the reserve encompassing nearly 84 acres. The area has several hiking, equestrian, and fire trails and contains the site of an abandoned trap and skeet club.

### Environmental Considerations (Figure 11)

The Gowen cypress habitat, for which this planning area is named, is one of the important ecologic features of the Monterey Peninsula. Adaptation to the unique combination of sandy soil, climate, rainfall, and periodic fires has allowed the "pygmy" Gowen cypress to survive in this location accompanied by Bishop and Monterey pine forest, bear grass, and other herbaceous and woody groundcover. Habitat values vary throughout this area, with the most important occurring within the S.F.B. Morse Botanical Reserve and in immediately adjacent areas which are planned for forest open space uses, including expansion of the S.F.B. Morse Botanical Reserve. The OSAC Open Space Management Plan shows the expanded boundary of the S.F.B. Morse Botanical Reserve.

The Gowen Cypress planning area contains most of the watershed draining into Sawmill Gulch, formed by the west face of Huckleberry Hill and the southwest face of the Presidio. Narrow bands of riparian vegetation extend well up this seasonal stream and its tributaries, indicating moisture retention by the loamy fine sandy soil.

A portion of the Gowen Cypress planning area (to the north of the S.F.B. Morse Botanical Reserve and east of the silica quarries) was burned in 1959. Over the years, this burned area has become revegetated primarily with Bishop pine and understory species indigenous to this forest habitat such as ceanothus, huckleberry and manzanita. A small area just east of the upper quarry has become re-established with Gowen cypress.



FIGURE 11

GOWEN CYPRESS PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS



There are two former silica mine quarries within the Gowen Cypress planning area. Both have been partially rehabilitated through regrading and revegetation to control erosion.

#### Public Service Availability/Limitations

This area is closer to the existing Country Club and Pacific Grove gates than the Highway 1 gate and is therefore more dependent on Highway 68 and Lighthouse Avenue for external destinations. Therefore, to prevent unnecessary concentrations of residential traffic in Pacific Grove, the Haul Road entrance should be improved at a safer location northwest of the existing entrance at Highway 68, and a new access route provided to serve existing residential development in the Country Club area and new residential development planned for the Gowen Cypress area (refer to Figure 14).

Public transit service is currently available a few hundred feet from the planning area at Funston and Montecito Avenues in Pacific Grove. There is currently no formal pedestrian connection between the planning areas and the City of Pacific Grove.

#### New Land Use (Figure 11A)

The land use designations for this planning area reflect the natural and scenic values of the Gowen cypress habitat. Most of the area will remain in open space in order to protect the environmentally sensitive Gowen cypress-Bishop pine habitat, riparian habitat and the Sawmill Creek watershed. A total of 86 additional residential dwellings is planned in the Gowen Cypress area in area "F". Existing mined out areas not used for residential development can be used for public works purposes. In addition to residential development, a golf course is planned for the westerly portion of the planning area. Applicable OSAC Plan maintenance standards prescribe specific conditions for open space maintenance and limitations on development within future residential development areas as well as the maximum extent of the S.F.B. Morse Botanical Reserve.

#### PEBBLE BEACH - AREA 7

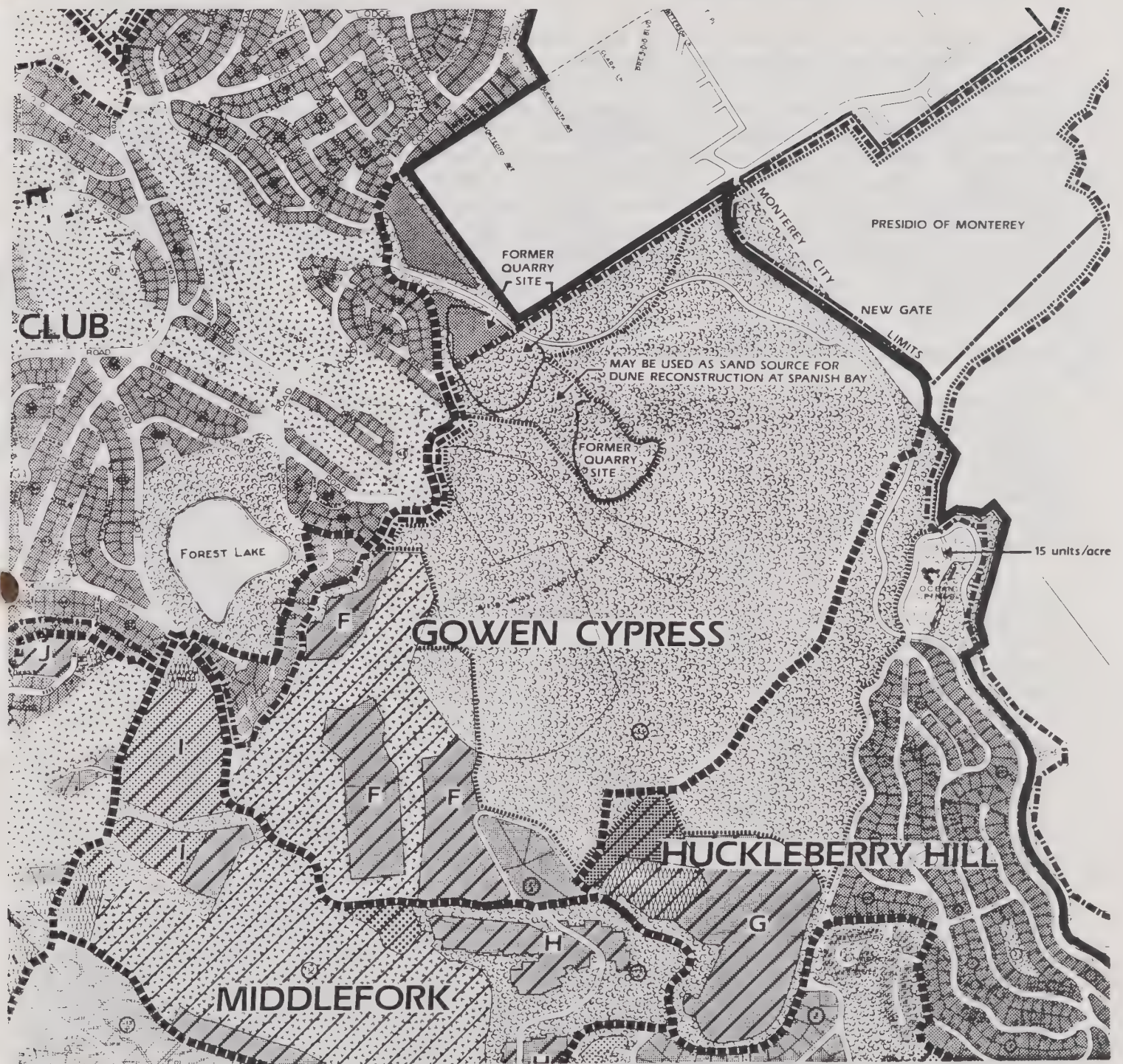
##### Location, Size, Existing Use Considerations

The largest of all the planning areas, 1,300 acres, and the oldest in terms of structures, the Pebble Beach planning area comprises the majority of the southern portion of the Forest. It is contiguous to the City of Carmel, located at the extreme southern boundary of the Forest. The other boundaries are the Spyglass-Cypress and Middle Fork planning areas to the north, the Pescadero planning area to the east, and approximately four miles of shoreline along the east and south from a point near Cypress Point to Carmel Beach. The Pebble Beach planning area is



FIGURE 11A

GOWEN CYPRESS PLANNING AREA LAND USE





surrounded by vacant areas and residential and recreational uses, with developed densities that range from 1.05 units per acre in the Spyglass-Cypress planning area to eight units per acre in the City of Carmel.

The area contains The Lodge at Pebble Beach, the Pebble Beach golf course, a beach and tennis club at Stillwater Cove, and equestrian center and a field along Portola Road used for polo, golf practice, and other recreational uses, and a three-par nine-hole golf course. The commercial area adjacent to the Lodge is open to all visitors, Forest residents, and the general public. The remainder of the Pebble Beach planning area has been developed in low-intensity, large-lot residential use. With the exception of a few lots, one or two larger areas (e.g., the Hill property), and some remaining potential for expansion of The Lodge and related facilities, this planning area has been developed.

#### **Environmental Considerations (Figure 12)**

The Carmel Bay ASBS receives surface runoff from The Lodge and its associated commercial area parking facilities; drainage from large areas of impervious surface into the ASBS should be controlled wherever possible. The Cypress Point fault crosses the planning area just north of Pescadero Point; the approximate location of the fault trace is shown on the Environmental Considerations Map.

Other constraints include the presence of Monterey cypress habitat along the rocky and rugged shoreline strip between Pescadero Point and Cypress Point. Monterey cypress is native to Monterey County, its natural habitat occurring only within Del Monte Forest and at Point Lobos State Reserve. It is thus of scientific interest as well as of considerable aesthetic and scenic value. Several archaeological sites are also found along the shoreline. As one of the County's more important archaeological sites is found at Pescadero Point, public access to designated open space other than the Witch and Ghost tree site should not be permitted, except as provided in Archaeological Policies of this Plan, Policy 60-67.

#### **Public Service Availability/Limitations**

Seventeen-Mile Drive is the principal access route for coastal visitors in the area. No public transportation exists. A private shuttle service is operated between The Lodge at Pebble Beach and the Monterey Peninsula Airport.

#### **New Land Uses (Figure 12A)**

The entire Pebble Beach planning area, except for the townhouse area near The Lodge, will continue its low-density residential designation. A General Development Plan has been approved by the County for the Lodge and Associated Commercial Area.



FIGURE 12

PEBBLE BEACH PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS





FIGURE 12

PEBBLE BEACH PLANNING AREA ENVIRONMENTAL CONSIDERATIONS

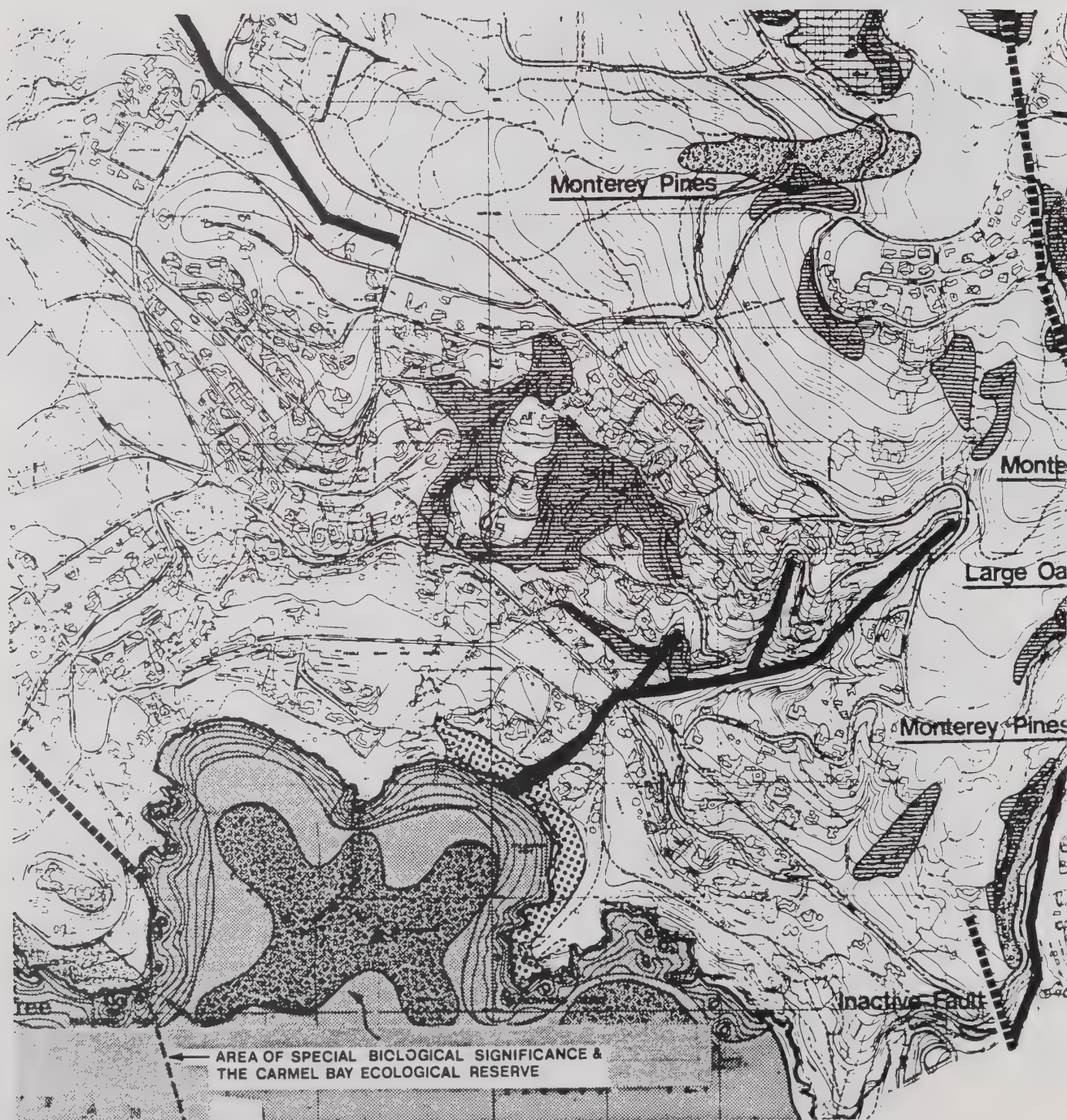




FIGURE 12A

PEBBLE BEACH PLANNING AREA LAND USE

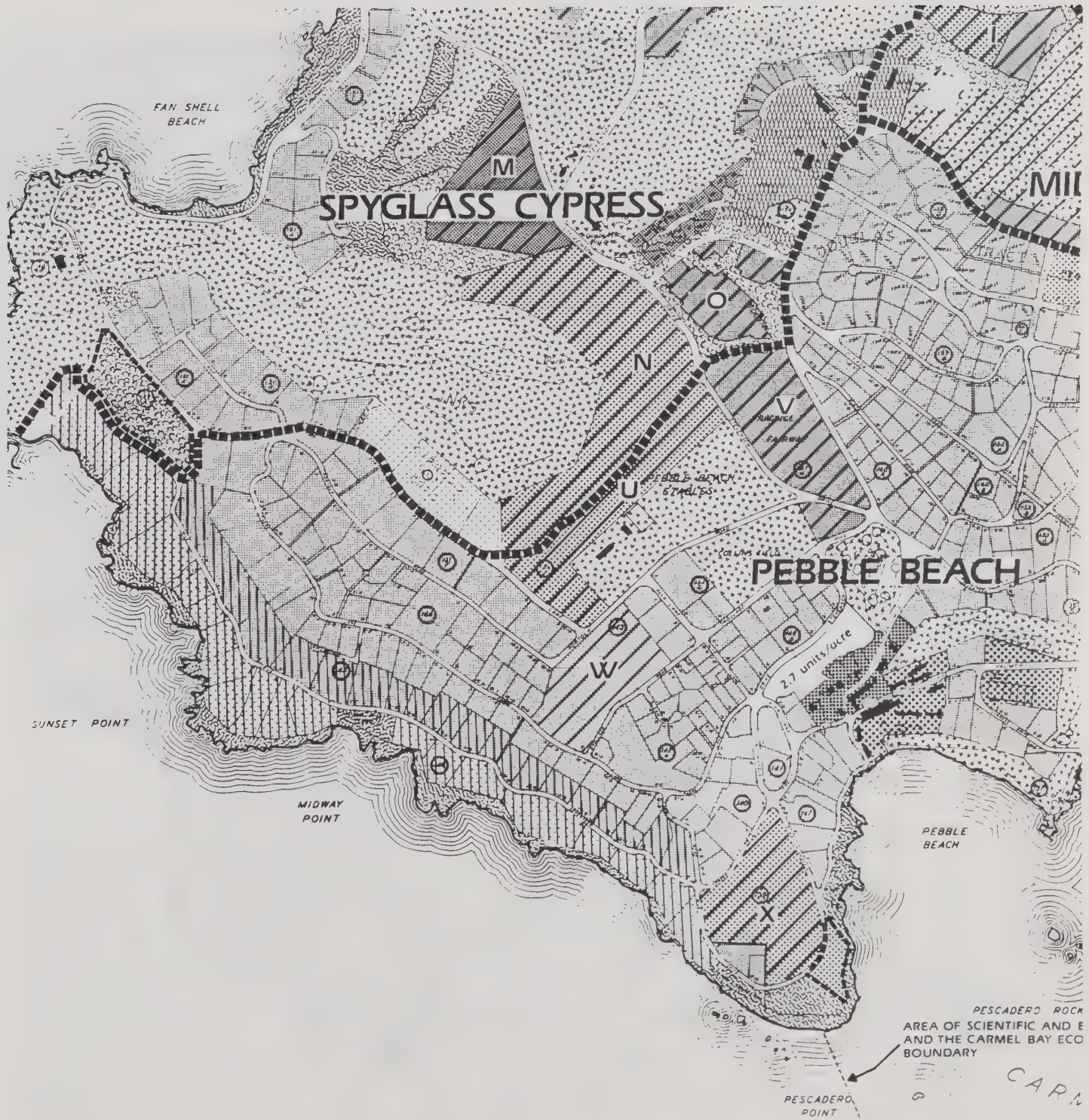
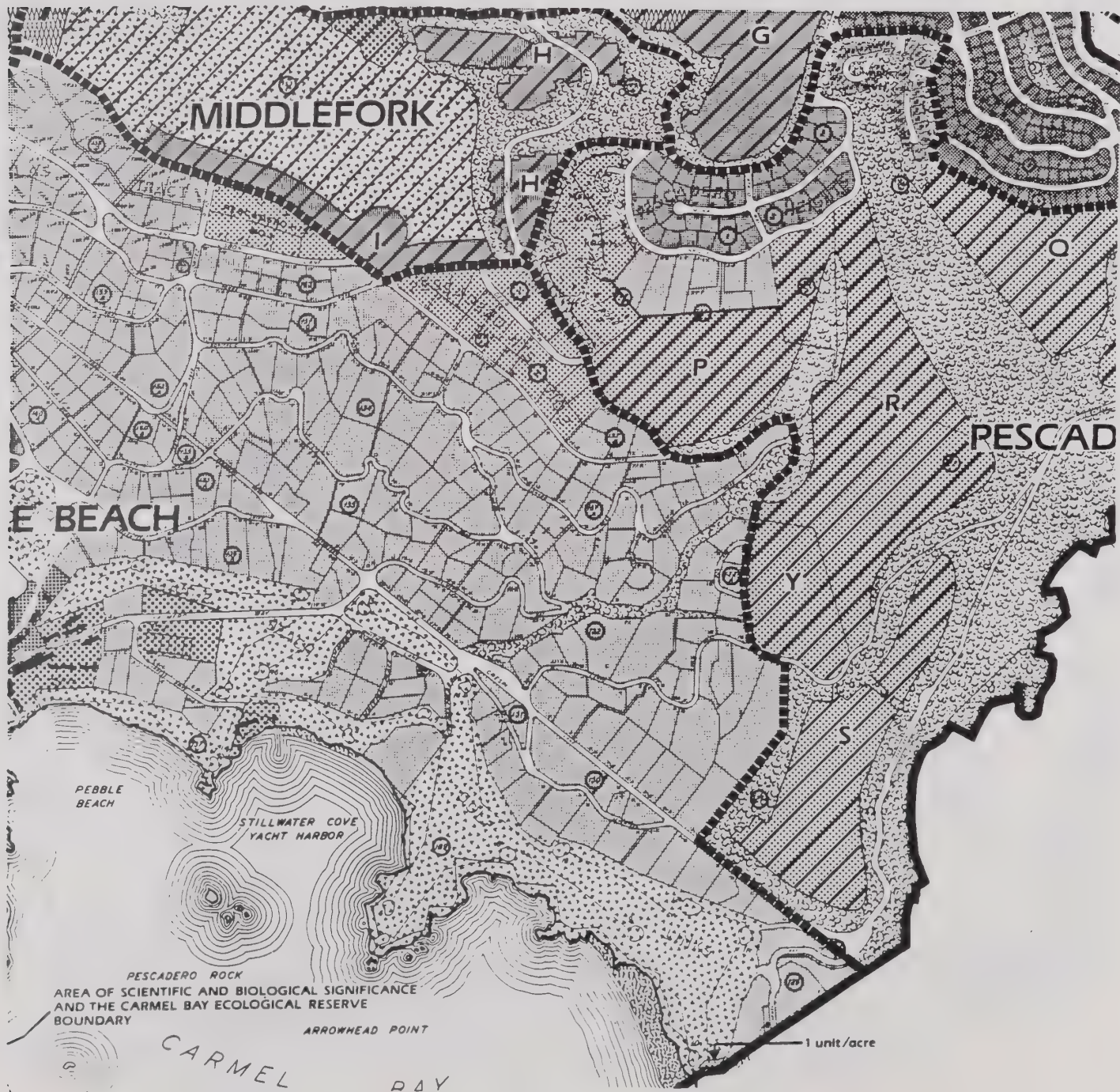




FIGURE 12A

PEBBLE BEACH AREA LAND USE





The Plan reflects the visitor-serving facilities at The Lodge (maximum of 161 inn units per General Development Plan) and associated commercial area (maximum 25% site coverage per Planning Commercial zoning) along with the recreational uses of the golf courses, beach and tennis club, and equestrian center. For remaining undeveloped areas in Pebble Beach, low-density residential development is shown north of the equestrian center, while medium-density is allowed adjacent to The Lodge townhouses and the Peter Hay Golf Course. 108 additional residential units are planned for these areas (areas "U", "V", "W", and "X").

The area between Cypress Point and Pescadero Point and seaward of 17-Mile Drive is shown for low-density residential use at 1 unit per 2 acres. Although subdivided, this coastal strip contains some parcels which may be difficult to develop due to the presence of Monterey cypress specimens, a high water table, and rock outcrops.

## COUNTRY CLUB - AREA 8

### Location, Size, Existing Use Considerations

The Country Club planning area is the oldest and most established residential/recreational area of the Forest, having been first developed in 1925. It is unique in the early implementation of the concept of integrating a recreational land use (the golf course) into a single-family residential area, a concept that is emulated today in the field of land planning. This concept also provided seashore scenic protection.

The Country Club planning area includes the portion of the Del Monte Forest which is excluded from the Coastal Zone (except for the rocky shoreline seaward of 17-Mile Drive). The Coastal Zone exclusion resulted from the determination that the area was sufficiently developed to not warrant additional coastal review.

The 1,100 acres of the Country Club planning area make up over 20% of the area in the northern portion of the Forest (Figure 13). Its boundaries are the Spanish Bay, Gowen Cypress, and Spyglass-Cypress planning areas to the north, east, and south, respectively. The western edge is bounded by almost two miles of panoramic shoreline. The dominant land use element in this planning area is the Monterey Peninsula Country Club with the dunes Golf Course in the eastern portion on 225 acres and the Shore Course along the beach on 182 acres. The planning areas bordering Country Club have predominantly undeveloped land, with the exception of the Spyglass-Cypress planning area, which has two golf courses (Spyglass Hill and Cypress Point) and a small amount of residential use. The eastern boundary, the Gowen Cypress planning area, contains the 84-acre S.F.B. Morse Botanical Reserve adjacent to the eastern boundary of the Dunes Golf Course across Congress Road.

### **Environmental Considerations (Figure 13)**

Inasmuch as the Country Club planning area is nearly fully developed, environmental issues are not of major importance in comparison to issues affecting the other planning areas, except for the coastal strip seaward of 17-Mile Drive.

The strip along the shoreline, seaward of 17-Mile Drive, is heavily used by visitors for the ocean vistas at Point Joe and Bird Rock. The OSAC Plan maintenance standards for the area recognize problems with resource degradation. Ice plant and other invading exotic plant species have taken over most of the coast wildflower habitat. Other resources of concern are the tidepool communities on the rocky shoreline and archaeological sites. The OSAC Plan calls for restoration of these resources and provides detailed policies and procedures to accomplish this.

### **Public Service Availability/Limitations**

This area is fully developed (excepting individual undeveloped lots), and most basic services are already available. Because the area's 1,500 units are in a fairly compact area, a shuttle-type transit service could prove useful to residents.

### **New Land Uses (Figure 13A)**

No new development is proposed in the Country Club planning area other than build-out of existing lots of record. The land use designations shown for this planning area reflect the densities of existing subdivisions.



FIGURE 13

COUNTRY CLUB PLANNING AREA  
ENVIRONMENTAL CONSIDERATIONS





FIGURE 13A

COUNTRY CLUB PLANNING AREA LAND USE





## CHAPTER FOUR: LAND USE SUPPORT ELEMENTS

### INTRODUCTION

The land use and development area designations described in Chapter 3 are based upon resource considerations presented in Chapter 2 as well as considerations of the needs of supporting systems for additional development uses. This chapter describes existing support systems in the Forest, as well as the system improvements necessary to support new development.

### CIRCULATION

Access to the Del Monte Forest Area is provided at four locations. The Highway 1 freeway provides the principal access at its junction with Highway 68 at the Carmel Hill interchange. Lighthouse Avenue provides access from central Monterey via David Avenue. San Antonio Avenue near Carmel Beach City Park provides access from Ocean Avenue in Carmel. The fourth entrance is from Pacific Grove near Asilomar Beach. Principal circulation system elements in the area are shown in Figure 14.

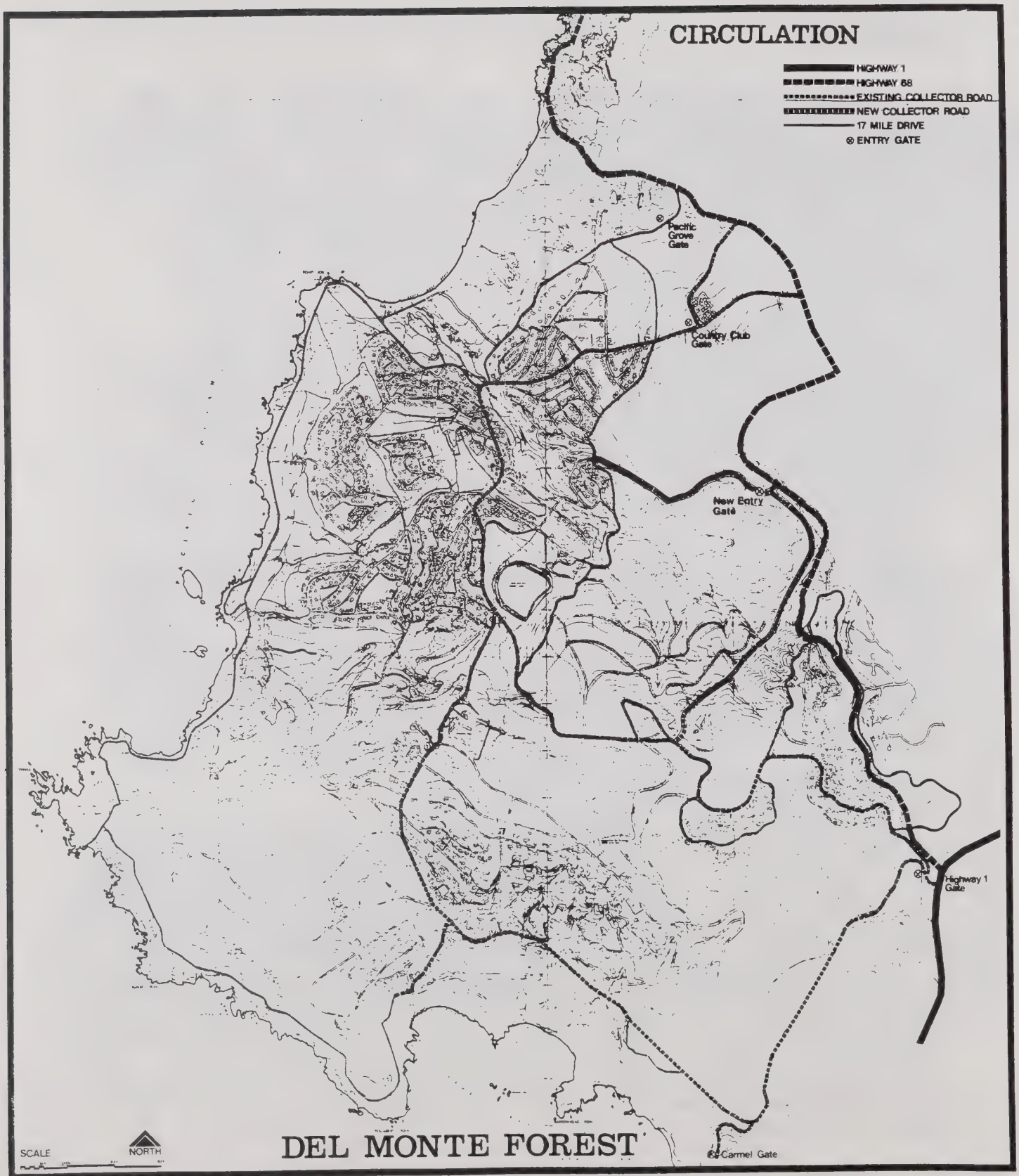
The three principal coastal access routes for visitors are Highway 68, 17-Mile Drive, and a shoreline route from Monterey via Pacific Grove city streets. Highway 68 is a State highway connecting the Carmel Hill interchange of Highway 1 with the beaches of Pacific Grove and Asilomar. Seventeen-Mile Drive is a privately owned road which provides direct shoreline access along about half of the shoreline of the Del Monte Forest Area. Principal recreational facilities and public access are shown in Figure 15.

### Circulation Background

The existing highway network within the Del Monte Forest is privately owned and maintained by the Pebble Beach Company. Access is via four toll gate facilities. Residents pay a yearly fee for partial upkeep of the road system while visitors are charged an entrance fee for vehicular traffic, but there is no charge for pedestrians, bicyclists, or equestrians.

Primary distributor roads are Sloat Road, Lopez Road, and Forest Lake Road, which together form a north-south alternative to the western portion of 17-Mile Drive. Also, Lopez Road and Sunridge Road provide internal distribution to the Highway 1 gate. The circulation network in the Del Monte Forest as it now exists and as it would exist following full implementation of this LUP is shown in Figure 14.

FIGURE 14  
CIRCULATION





The present circulation pattern in the Forest has evolved from the creation of 17-Mile Drive in the early 1900s. Although the Drive has undergone changes in alignment since its original coastal route between the Hotel Del Monte, the Old Carmel Mission, and Point Lobos, the Drive has heavily influenced development patterns in the Forest. Part of 17-Mile Drive is a traffic distributor, and the narrow, winding, two-lane roadway serves both local residents and visitors to the Forest.

In 1974, in meetings to review the Forest road system, it was suggested by the County that the Pebble Beach Corporation conduct a thorough traffic planning study. This study was part of the initial planning leading to development of this LUP. The purpose of the study was to analyze existing traffic conditions, make traffic forecasts related to future development, and recommend a circulation plan to accommodate future traffic. The recommendations in the study provide an overall concept for traffic circulation in the Forest, describe where improvements are needed, and indicate how the improvements should be phased over the planning period. As a planning study, it did not include geometric or engineering design but did include road standards and an indication of future traffic volumes.

At present, about 12,000 vehicles enter the Forest on an average day. This number is greater in the summer months due to increased visitor traffic. In August, visitors comprise almost 20% of traffic through the gates, while average visitor traffic over the whole year is less than 10%.

With the land uses described in Chapter 3, total traffic in and out of the Forest will ultimately increase. The increase in traffic will cause capacity deficiencies with the present road and gate system.

### Circulation Considerations

The circulation plan has the basic concept of preserving 17-Mile Drive for shoreline visitor access and developing an alternative distribution system for Forest residents. The Drive will continue to function as a special scenic route providing visitor access to the shoreline and to the recreation and scenic resources of the area, but its role of distributing traffic within the Forest will be lessened.

The major improvement proposed is a new forest internal access road for Forest residents into the center of the Forest. It will feature a major new entrance. The capacity of the gates is not now sufficient. However, with the new distributor and gate, there should be sufficient gate capacity.

The purpose of this new distributor is to redirect the amount of internal travel which will take place within the Forest and to segregate resident and visitor traffic as much as possible. The critical capacity situations are weekday morning and afternoon peaks, when the traffic is primarily residential, and middle of

the day on Sundays, when visitors comprise a large proportion of the traffic. Enlarging 17-Mile Drive near the Highway 1 gate, plus rebuilding the gate and interchange, is neither feasible nor desirable; hence, the internal distribution system is designed to encourage a large proportion of residents to use a new gate. On Sundays, diversion of a significant amount of resident traffic to the new gate would assure that the limited capacity of the Highway 1 gate is reserved for visitors, a feature which directly conforms with Coastal Act policies. Similarly, most of the capacity of 17-Mile Drive on Sundays would be available for visitors.

Apart from two key features of this concept -- the preservation of 17-Mile Drive as primarily a visitor facility and the provision of adequate capacity for residents to obtain access to and within the Forest -- the concept also reinforces two other aspects of the LUP land uses for the Forest. One is the plan to develop a neighborhood-scale commercial service center in the center of the Forest. The commercial area is planned to provide shops and other services to residents of the Forest, thus reducing their need to travel further into Pacific Grove or Monterey to obtain basic necessities.

The second aspect is that the new gate will provide a central focal point for transit service. No transit service is presently available for persons traveling into the Forest to work (e.g., domestic and hotel employees). Service is, however, provided on David Avenue near the Country Club gate and to the community hospital in the Shepherds Knoll planning area. The neighborhood center can function as the major transit stop for the Forest and as a transfer point for park-and-ride, dial-a-ride, or other forms of local transit service.

A proposal to develop transit and bicycle/pedestrian improvements in the abandoned Southern Pacific right-of-way could provide a link between the Asilomar conference grounds adjacent to the Spanish Bay planning area and coastal points in Pacific Grove and Monterey.

At present, bicycle routes connecting the coastal cities of Pacific Grove and Carmel, north and south of the Del Monte Forest Area, are limited and subject to safety and terrain problems. The most direct route follows the shoulder of Highways 68 and 1. Grades along this route are too steep for the average cyclist and traffic presents safety hazards. A bicycle route presently extends partway through the Forest along 17-Mile Drive from the Pacific Grove gate to near Fan Shell Beach. This route does not extend into Carmel due to narrow roadbeds and resultant safety problems, but is planned to eventually complete a loop back to the Pacific Grove gate by way of Lopez and Congress Roads. Bicyclists, however, are admitted to the Forest without entrance fees except on weekends and holidays, when increased visitor traffic on 17-Mile Drive presents more serious safety hazards.



### Planned Circulation Improvements

In developing circulation improvements for the Forest, it has been assumed that the road system will continue to be privately owned and managed. Precise road locations will be engineered for safety, convenience, and minimal environmental damage from grading and tree removal, to be insured through the County's environmental review and permit process.

One important change to the existing visitor access along 17-Mile Drive will occur in the Spanish Bay planning area where existing Spanish Bay Drive will be terminated 2,000' north of its existing intersection with 17-Mile Drive near Point Joe. In its place, 80 additional visitor parking spaces will be provided (as well as a foot trail along the shoreline connecting with Asilomar State Beach). Traffic now using Spanish Bay Drive will be rerouted along a relocated Spanish Bay Road skirting the south side of the Spanish Bay planning area.

A second change planned for the visitor circulation system is the rerouting of 17-Mile Drive through the Country Club planning area via Lopez to Congress and thence to the Spanish Bay planning area. This is intended to reduce congestion and visitor/resident traffic conflicts at busy intersections along this segment of the scenic drive and to reroute the drive out of primarily residential areas.

Additional visitor access improvement are proposed south of Point Joe along 17-Mile Drive where parking areas will be reorganized and access improved. All of these roadway and parking improvements for visitors are consistent with Site Specific Shoreline Public Access Design Criteria developed for these shoreline areas and will be implemented in a phased manner consistent with the timing shown in Appendix B of this Land Use Plan.

### Policy Guidance Statement

The continued development of a circulation system within the Forest shall be encouraged to provide an adequate level of service with minimal intrusion into the Forest environment, encourage separation of visitor and resident traffic, and provide for a fair share of the improvements necessary to impacted areas of Highway 68, which serves as an external access route to the Del Monte Forest Area.

### Policies

96. Seventeen Mile Drive shall remain open to the public for recreational use and any entrance fee charge shall remain reasonable. The entrance fee in effect on the date of effective certification of this Land Use Plan may be increased subject to the following limitations. The first increase after the date of effective certification of this Land Use Plan shall not exceed, in percentage of increase,

25% of the amount of the fee in effect on the date of effective certification of this Land Use Plan. Any subsequent increase shall not exceed, in percentage of increase, the percentage of increase in the Consumer Price Index for All Urban Consumers, All Items, United States City Average, published by the United States Department of Labor, Bureau of Labor Statistics, between the date of such increase and the date of the immediately preceding increase; in no event, however, shall the percentage of increase exceed 5% per year applied on a cumulative basis between the date of such increase and the date of the immediately preceding increase.

The County shall require an agreement between the County and the owner of the road system (PBC) assuring public use of the road system in a manner consistent with the policies of this Land Use Plan, as a condition of approval of development of the Spanish Bay project or internal road improvements, whichever occurs first.

97. The recreational/scenic value of 17-Mile Drive shall be maintained by building setbacks along sections of the Drive where new development will occur.
98. In order to protect public access to the shoreline and reserve limited highway capacity for coastal priority uses, new development in the Forest shall proceed as set forth in Policy 113 and, with the exception of existing lots, shall either bear the incremental costs of necessary improvements to Highway 68 and the Highway One gate required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of necessary improvements to Highway 68 and the Highway One gate required as a result of traffic generated by the development. The County will determine the most suitable procedure. The developers will contribute to a road improvement fund for, either a specific project or the developers will make incremental contributions for projects to be determined by the County.
99. With the exception of existing lots of record, approval of new residential or hotel development in the Forest shall be conditioned upon completion, and acceptance by the County, of an applicant-funded, independent engineering study that will establish an arterial system for the Forest according to this plan, establish the necessary changes to Highway 68 between Haul Road and Highway One, establish the necessary changes to access gates in order to provide for the increased traffic, and establish those needed traffic controls within the Forest to make effective the preceding determination. The County will adopt a program for the implementation of road improvements based on the land uses approved in this plan and the applicant funded, independent engineering study. The road improvements will be paid by the County administered, developer financed, road improve-



ment fund.

100. A new vehicular entrance from Highway 68 for resident and service vehicles will be provided. The routing and design of the new entrance road shall minimize the amount of development visible from State Highway 68; and shall avoid significant disruption of the environmentally sensitive Huckleberry Hill habitat area. It shall utilize to the maximum extent feasible existing disturbed areas (e.g. existing roadbeds, abandoned quarry sites). The new entrance road shall be designed after studies are made to determine the transportation demands of the land use plan and such as to encourage its use by a large proportion of residents. This entrance shall be built within three years after occupancy of the first development approved under this LCP (Spanish Bay Hotel). The details of its intersection with and the construction along Highway 68 required to fully mitigate the effects of adding additional traffic on Highway 68 shall be addressed in the traffic study and shall be according to standards and conditions provided by the State Department of Transportation.
101. In order to preserve both visual and physical access to the coast, the impacts on the road system of the Forest and on Highways 68 and One from incremental development of the Forest shall be mitigated in conjunction with or as a function of new development.
102. Parking reorganization plans identified in the site specific access recommendations shall be implemented to improve visitor visual and physical access to the shoreline.
103. Circulation improvements shall include the provision of improved visual access to the sea, such as the use of turn-outs identified in the site specific access recommendations for Highway 68 and the 17-Mile Drive.
104. Relocation of portions of 17-Mile Drive as identified on the LUP Land Use Map will be encouraged where the purpose is to improve the views of scenic resources, reduce conflicts between visitor and resident traffic, and allow for the separation of bicycle and vehicular traffic.
105. Development or expansion of visitor-serving facilities should be planned to maximize opportunities for use of public transportation systems.

106. As of the date of adoption of this LUP, Highway 68 between Highway 1 and Pacific Grove is adequate to handle existing traffic. Recent surveys show that current traffic ranges are as follows:

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Location	ADT*	AWDT**	Weekdays		Weekdays	
			A.M. Peak	P.M. Peak	East- bound	West- bound
Immediately west of Route 68/ Highway 1 interchange	20,400	21,500	790	590	890	1,030

Source: Caltrans (1980-81 traffic counts)

\* ADT - Average daily traffic

\*\* AWDT - Average weekday daily traffic

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The current traffic traffic count as reflected in the above table will be referred to as "base traffic".

Applications for future development in the Forest shall include an analysis of the traffic generation of such development and an analysis of the probable routes of such traffic. If it is determined by the Planning Commission and/or Board of Supervisors that the additional traffic generated by such development will create the need for additional traffic facilities over and above the base traffic, because highway capacity as determined by Caltrans or Monterey County Public Works will exceed Level of Service D (1720 average peak hour vehicles), and without regard to any other traffic generated by other sources, the County shall require the applicant to contribute to the County and/or the State Division of Highways, at the time of construction, the estimated incremental cost of those facilities made necessary by the development. If the development will not, considered alone, create the need for additional traffic facilities until other development within the Forest is constructed, the County may approve such development without requiring the developer to contribute to the cost of any traffic facilities. In that event, the County may provide in such approval that any future development, the cumulative effect of which will require additional traffic facilities, will be conditioned upon the contribution by the applicant to the development of such required facilities made necessary by the cumulative development within the Forest.



107. Non-auto transportation modes (e.g., trails) will be considered and, where environmentally feasible, included in new development proposals. Appropriate considerations for residential developments include non-vehicular connections to the trail system and commercial or visitor-serving facilities, including provision for transit terminals and transit wait shelters.
108. Safety improvements should be made to the existing bike route along 17-Mile Drive from the Pacific Grove gate to its terminus near Fan Shell Beach. Bicycle access between Fan Shell Beach and the Carmel Gate shall continue to be available. Bicycle access through the Forest shall continue without fees, but may be regulated on weekends in the same manner approved for motor vehicles on 17-Mile Drive as long as a separate coastal bike route is not available.

### **WASTEWATER AND WASTEWATER SERVICES**

In responding to the basic goal of encouraging coastal-dependent and coastal-related development over other development on the coast, it is apparent that the capacity of the public service system has limits. These limits have been, and will continue to be, factors affecting the amount, location, and timing of development in the Del Monte Forest Area.

#### **Water Supply Considerations**

The Del Monte Forest Area, along with the six cities and unincorporated portions of the Monterey Peninsula, has domestic water supplied by the California-American Water Co. (Cal-Am). The principal sources are wells and reservoirs in the Carmel Valley. When fully developed, Cal-Am will have an assured supply of 22,000 acre-feet per year. Usage by the seven jurisdictions for 1980 is estimated at 16,000 acre-feet. Under a water allocation program prepared by the Monterey Peninsula Water Management District, the County will have a specific allocation from this total amount to be used to serve growth in the unincorporated portion of the Cal-Am service area.

Coastal Act policies require, where public works facilities can accommodate only a limited amount of new development, that coastal-dependent land use, including recreation and visitor-serving land uses, shall not be precluded by non-priority residential development.

#### **Wastewater Treatment Considerations**

Wastewater treatment facilities in the Del Monte Forest Area includes only sanitary district sewer service.

The Shepherds Knoll area and the Ocean Pines development are served by the City of Monterey collection system for treatment at the Monterey Peninsula Water Pollution Control Agency facilities.

The Pebble Beach Community Services District provides sewage collection for the Del Monte Forest and transmission to the Carmel Sanitary District plant for treatment and disposal. The Carmel Sanitary District has been ordered to stop dry-season discharges into the Carmel Bay Area of Special Biological Significance as of July 1, 1990. The District has proposed a reclamation project which would provide reclaimed water for non agricultural irrigation. However, the realization of this project is highly doubtful because the EPA has denied federal funding for the project. CSD is currently examining other alternatives to resolve the issue of discharge into Carmel Bay.

#### Policy Guidance Statement(s)

The County shall reserve from its allotted water supply a sufficient quantity of water to accommodate the coastal priority land uses proposed in this LUP. As of June 1982, the County's allotment as determined by the Monterey Peninsula Water Management District (MPWMD) will be 34.952% of the total available supply, or 6,501 acre-feet (subject to annual review by MPWMD). This allocation must serve the entire unincorporated area within the Cal-Am service area.

Wastewater disposal systems which minimize or eliminate ocean pollution, and systems which permit reclamation of wastewater for reuse, shall be encouraged.

#### Policies

109. The County shall reserve an adequate volume from its Cal-Am water allotment to supply the proposed Spanish Bay hotel complex, condominiums, and golf facilities and the NCGA golf course facility. Non-priority residential subdivisions shall not be approved until water is assured for these coastal-priority, visitor-serving facilities.
110. If reclaimed wastewater becomes available to the Del Monte Forest Area, it shall be used on golf courses in order to conserve and make available additional potable water for domestic use.
111. In reviewing development applications, the Monterey Peninsula Water Management District will be consulted to determine that water connections are available.
112. The County shall reserve water from its allotment for present lot owners. Water not set aside for coastal priority uses or existing legal lots of record may be used as the source for new subdivisions.



113. The developments listed in Table B as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County's current allotment of unused water from California-American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development.

All other development in Del Monte Forest area shall be shown on the Land Use Map with an Open Space/Resource Constraint overlay category over the designated land use because sewage capacity is currently unavailable for new development. The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection.

114. New development shall employ water conservation techniques to the greatest possible extent. This shall include, among other things, use of water-saving fixtures, retaining native plants, and installing drought-tolerant landscaping.
115. Wastewater reclamation projects are permitted and will be supported providing that they meet all the standards of the Chief of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act.

## **HOUSING**

The County is required by State laws mandating the Housing Element of the General Plan, to provide a program to increase the availability of low and moderate income housing. The following policies are based on the goals of the adopted County Housing Element and reflect those actions which will be most effective for Del Monte Forest.

While this LUP is intended to speak to the housing needs of the Del Monte Forest Area, housing is recognized as a regional concern affecting all of the Monterey Peninsula and therefore should be coordinated between County and City jurisdictions in accordance with the County Housing Element.

## Policy Guidance Statement

The Housing Component of the Del Monte Forest Area LUP will be the County Housing Element, which will be implemented consistent with all other applicable policies of this plan.

## Policies

116. The housing goal for the Del Monte Forest Area, as with the rest of the County, is to ensure the availability of adequate housing, at affordable prices, to persons of a broad range of economic means. Planning areas Spyglass M and Huckleberry G may accommodate housing for senior citizens at the same density.
117. The County shall protect existing affordable housing opportunities in the Del Monte Forest Area from loss due to deterioration and demolition or conversion: This will be attained by:
- Discouraging demolition and requiring replacement on a one-for-one basis of all demolished or converted units which were affordable to or occupied by low and moderate income persons. Replacement housing will meet affordability criteria as established in the County General Plan and will be retained as low and moderate income units through deed restrictions or other enforceable mechanisms.
  - Promoting housing improvement and rehabilitation programs for low and moderate income persons in both owner-occupied and renter-occupied units.
118. The County shall encourage the expansion of housing opportunities for low and moderate income households, consistent with the countywide provisions of the County Housing Element. The County shall:
- Require all new residential subdivisions to contribute to the provision of low and moderate income housing in conformance with the County's Inclusionary Ordinance and Housing Element. Exceptions may be made for hardship cases.
119. Time-share projects, time-share estates, and other time-share uses as defined in Section 11003.5 of the Business and Profession Code shall be prohibited in existing residential developments in the area covered by this plan.

New projects planned and designed for time-share use as defined above may be allowed in the plan area. Any such development will be subject to a Use Permit or similar permit, requiring a public hearing and discretionary approval by the Planning Commission or other appropriate decision making body. Inherent in the consideration of



such proposals is the plan for the overall design, management, and maintenance of such facilities as well as the other applicable policies of this plan.

## CHAPTER FIVE: PUBLIC ACCESS

### INTRODUCTION

The public's right to shoreline access is ensured by the provisions of the California Coastal Act. However, the Act recognizes that public demand for access must be balanced against the need for preservation of the fragile natural environment. A range of additional concerns is reflected in the Act as well, including the need to ensure public safety and to protect the rights of residents and landowners. Finally, the Coastal Act prohibits new development from blocking public access to the coast. Balancing these potentially conflicting objectives is a primary goal of this Plan.

### Shoreline Public Access Considerations

The shoreline of the Del Monte Forest Area is world-famous for its scenic beauty, its rich diversity of marine wildlife, and its botanic interest. The presence of these special resources has made the area a favorite of visitors as well as local residents. There are four distinct areas along this coast.

Beginning at the north end of Asilomar State Beach, southerly to Point Joe, the shoreline is a combination of rocky headlands and large, open beaches. Sunset Drive parallels the coast, and parking is provided along the roadway at numerous turnouts. Easy access to the shoreline by foot is available here. The northern portion of the beach at Spanish Bay is intensively used year-round for sunbathing, beachcombing, picnicking, surfing, and beach sports. Access to Point Joe and Moss Beach, the southern portion of Spanish Bay, is also easily obtained on foot from Asilomar State Beach.

The section of the coastline from Point Joe to Fan Shell Beach is a narrow strip of largely low, rocky coastal bluffs with small pocket beaches. Seventeen-Mile Drive closely parallels the shoreline to Cypress Point. This reach of coastline is privately owned by a single landowner who has granted public access through negative and scenic easements. Pedestrian access is possible along the entire coastline from Point Joe to near Cypress Point. Numerous developed and undeveloped parking areas are present here. Telescopes are provided at several locations to observe marine wildlife. Picnic and restroom facilities are also provided.

The character of the coastline changes at Cypress Point from the open, gentle shore found to the north to one with steeper, taller sea bluffs forested to their edge with Monterey cypress and Monterey pine. The majority of this land is in individual private ownership and extends along the coastline from Cypress Point to Pescadero Point and the Pebble Beach Golf Course. Public access to the coast along this segment is from several



well-known vantage points at Cypress Point, Midway Point (Lone Cypress), and Witch Tree. Turnouts are provided and public access to these vista points is by footpath. This area has received so much foot and car traffic that some of the habitat is now stressed.

The remaining segment of the Del Monte Forest Area coastline extends along the Pebble Beach golf links from about Pescadero Point eastward to Carmel. Seventeen-Mile Drive is located along the eastern inland edge of the course, and views of the ocean, which is several hundred yards away, are limited. The golf course lines the entire shoreline of this reach, at most times limiting access to the immediate shoreline to players on the course. The course is open to public play. Beach access is possible at the beach and tennis club, but the facilities themselves, including parking, are private and open only to club members and their guests. Membership is available for both residents and non-residents of the Forest. Depending on tidal conditions, the sandy beach below the Pebble Beach bluffs is sometimes accessible from Carmel Beach.

Vehicular access within the privately-owned Del Monte Forest is by a system of private roads. The shoreline is generally accessible from 17-Mile Drive, a private road which requires payment of an entrance fee for non-resident cars. Residents pay an annual fee. Bicyclists, pedestrians, and equestrians pay no fee. Bus passengers pay a per-passenger entrance fee. These fees are similar to use fees charged by the State Department of Parks and Recreation for access to some publicly-owned parks. A local example is Point Lobos State Reserve.

Overall, the most suitable locations for public access along the Del Monte Forest Area coast are already in public use. These shall be retained for long-term public access. The greatest challenge ahead is to maintain existing levels of access while protecting the integrity of the natural resources of the shoreline. Evidence of increasing impacts to the remaining fragile natural dune areas is obvious near the shore. Invasive, non-native ice plant and pampas grass are infesting some areas. Informal, unimproved parking areas along portions of 17-Mile Drive are being expanded by motorists to the detriment of the scenic beauty and vegetative cover. Related human impact problems result from the high levels of public access and highlight the urgent need for intensified management of both public and private shoreline access areas. Considerable private efforts are underway to bring improved open space management about within the Del Monte Forest. By implementing the OSAC Plan with this LUP, these efforts will be accomplished.

An outstanding and extensive system of trails is found in the Del Monte Forest. In some locations these parallel the shoreline. Overall, they provide good access to and through the forested interior, to the shore, and to the various residential neighborhoods. While originally constructed for horseback riding, these trails are commonly used by hikers and joggers.

FIGURE 15

RECREATIONAL FACILITIES

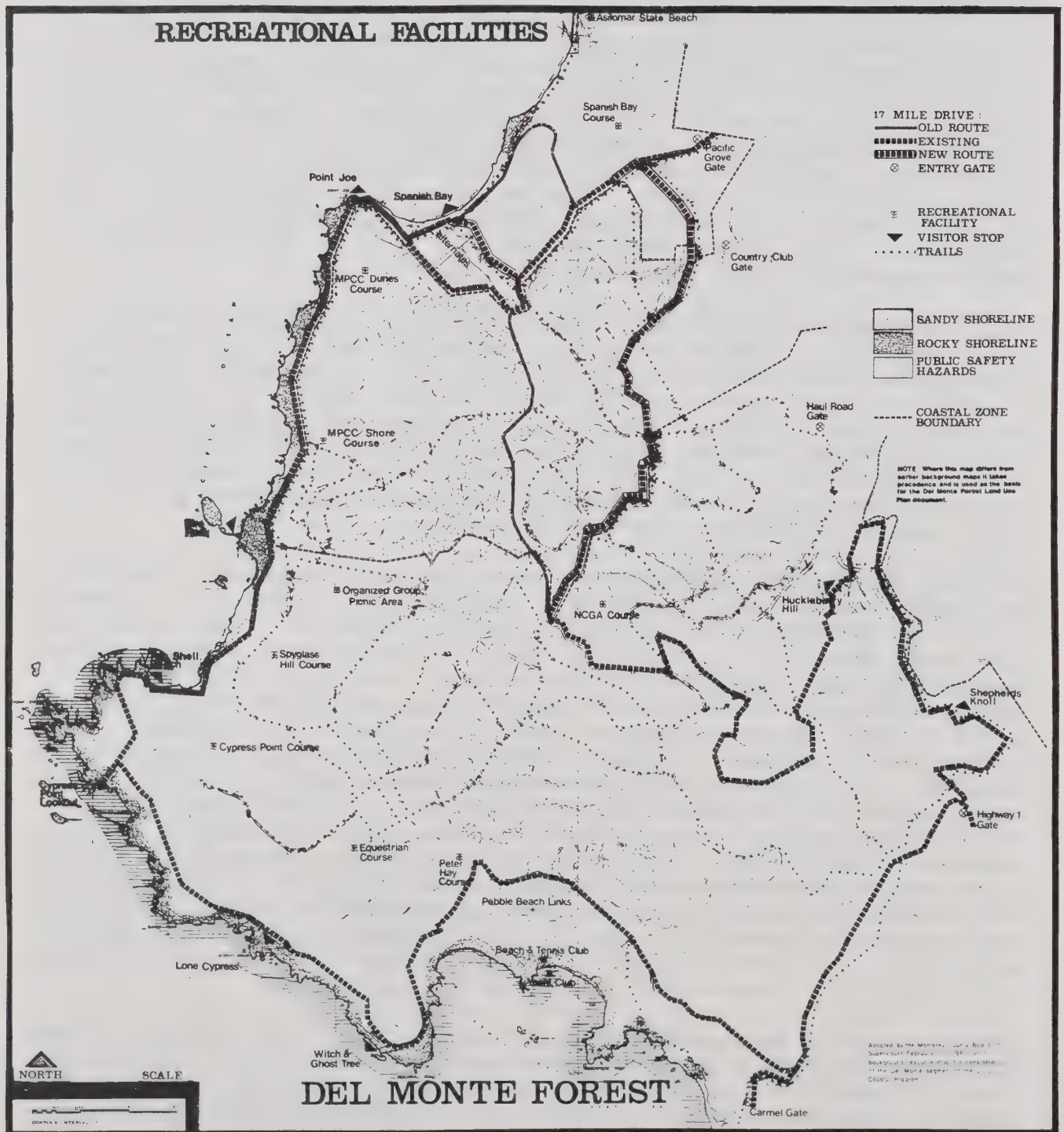
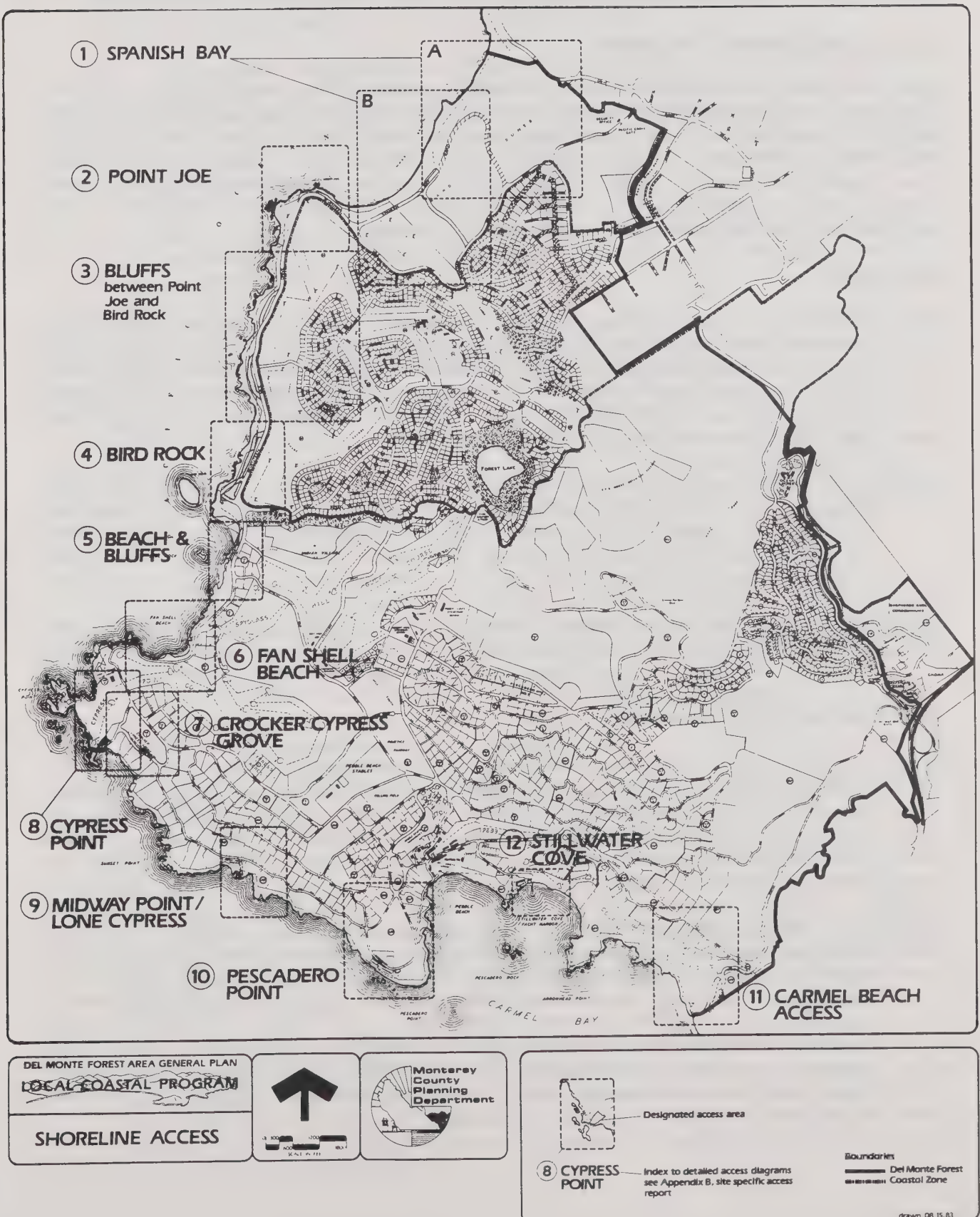




FIGURE 16

SHORELINE ACCESS



Access to the public has been permitted on an informal, unadvertised basis. As one of the areas best recreational opportunities, limited public access to this trail system should continue to be available.

### **Policy Guidance Statement**

The provision of visual and physical public access to the shoreline and the enjoyment of recreational values throughout the Del Monte Forest Area, consistent with the basic purpose of the California Coastal Act, shall be encouraged. This LUP shall also seek to ensure that the beauty of the Del Monte Forest Area coast, its tranquillity, and the health of its environment will not be marred by public overuse or neglect.

### **Policies**

120. Existing shoreline access areas shall be permanently protected for long-term public use. They shall be improved, conveyed, and managed in accordance with LUP policies and site specific access recommendations. Other coastal areas identified on the LUP Access Maps for public use shall also be protected for such use.
121. For areas not appropriate or not planned for access, public access shall be discouraged. Where such areas are located on private land, the County shall cooperate with landowners to develop effective methods for directing access to appropriate locations.
122. Existing visual access from 17-Mile Drive and from major public viewpoint turnouts along the Drive as shown on the LUP Visual Resources Map shall be permanently protected as an important component of shoreline access and public recreational use.
123. Blufftop and lateral access along or near the shoreline is appropriate in the areas shown on the site specific Access Maps. This shall be achieved through conditions of approval of development on the subject parcel or as otherwise provided for in the site specific recommendations.
124. New development should be sited and designed to avoid encroachment on to designated trail routes (see Figure 15). Trail dedications consistent with LUP policies and site specific access recommendations shall be required as a condition of development approval. If, due to habitat or safety constraints, development entirely outside the trail route is not feasible, the route shall be realigned. Approved realignments shall be generally equivalent to the original route.



125. While encouraging public access, this LUP also intends to ensure that the privacy, safety, health, and property of residents are protected through the implementation of the following standards for the siting and design of public access improvements in residential areas.
1. Provide separation between shoreline access and residential uses to protect the privacy and security of homes. Specifically, keep the edge of lateral shoreline trails 25 feet and vertical shoreline access trails 10 feet from any occupied residential structure.
  2. Maximize the use of landscape, fences and grade separation between access routes and residences to protect privacy.
126. Public pedestrian access to and along the Spanish Bay shoreline shall be maintained by developing and adequately marking a shoreline trail from Asilomar State Beach to the southerly end of Moss Beach, where the southerly end of Spanish Bay Drive is to be terminated. Additionally, public parking shall be provided to offset parking losses associated with the elimination of Spanish Bay Drive. Conformance with Site Specific Shoreline Public Access Design Criteria for the Spanish Bay coast and planning area shall be required.
127. Public access plans for the Spanish Bay planning area should be coordinated with plans of the State Department of Parks and Recreation for adjoining Asilomar State Beach to ensure compatibility and a balance of public access opportunities.
128. The County shall receive and hold all dedication of access easements (shoreline and inland trails) accrued as a result of conditions placed on new development. The County may designate another public agency or non-profit association to accept access dedications if the recipient demonstrates the ability to manage them consistent with the site specific recommendations and the public trust. All access dedications may be enforced by the County or their designee and shall revert to the County if the recipient is unable to manage the access consistent with the site specific recommendations and the intended purpose of providing public access. An offer to dedicate is the appropriate legal instrument.
129. In accordance with the agreement between Pebble Beach Company and Del Monte Forest Foundation, the costs of all improvements, maintenance and operation of the following access areas to be ultimately deeded to Del Monte Forest Foundation by Pebble Beach Company, shall be borne by Pebble Beach Company:

1. Spanish Bay
2. Point Joe to Bird Rock
3. Bird Rock
4. Bird Rock to Fan Shell Beach
5. Fan Shell Beach
6. Cypress Point
7. Lone Cypress
8. Ghost Tree
9. Stillwater Cove

130. Active management of all public access areas, both public and privately owned, should be increased in order to control and mitigate the impacts of intensifying public use.
131. Where public access already occurs in environmentally sensitive habitat areas, it shall be limited to low-intensity recreational, scientific, or educational uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled through designs which confine it to designated trails and paths. This should be achieved through implementation of site specific access recommendations for these areas.
132. Public access to areas where rare, endangered, or sensitive plants occur should be actively discouraged and directed to less sensitive areas unless permitted under controlled circumstances and in accordance with the site specific access recommendations. Where allowed, public access should be strictly managed.
133. Public access to the Lone Cypress and Witch Tree sites and to the Crocker cypress grove, shall be managed in order to protect the Monterey cypress and their habitat. Management will entail improvement of designated paths, and signing and fencing of degraded areas to allow for habitat restoration.
134. Recreational access to environmentally sensitive marine habitats, including rookeries, roosting and haul-out sites, intertidal areas and kelp beds, should be restricted, consistent with the site specific access recommendations for these areas.
135. Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitats are protected from over-use.
136. Future development shall be compatible with the goal of retaining visual access. Development within the public viewsheds identified on the visual resources map shall be located and designed to be compatible with the existing scenic character of the area and minimize the obstruction of public views to and along the shoreline.



137. Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, shall be sited and designed in a manner compatible with the scenic character of the surrounding environment. Detailed design criteria are included in the site specific access recommendations.
138. Public safety shall be considered wherever shoreline access is provided. Improvements shall improve safety when possible. In extremely hazardous areas where safe access to the shoreline is not feasible, visual access should be emphasized.
139. Landowners and public agencies, when proposing or reviewing access proposals, should carefully review requirements for parking as a part of shoreline access management. Some guidelines to be considered are:
- The provision of parking, including the access road to the parking site, should not encroach upon the shoreline destination. Consistent with other LUP policies, shoreline parking should be located on the inland side of the access road, where feasible.
  - Improvements for parking shall entail minimum land disturbance and shall not impact upon environmentally sensitive habitats and other resources.
  - Parking improvements shall not degrade or obstruct the public viewshed.
  - Adequate, safe, and controlled pedestrian access shall be possible from the parking area to the destination point.
  - Safe ingress to and egress from the access roadway must be possible.
  - Parking areas should entail minimum conflicts with surrounding land uses.
  - The number of parking spaces provided should correspond to the capacity of the shoreline destination point as determined by its size, sensitivity of its resources, and the intensity of uses appropriate for the area as indicated in the site specific access recommendations.
  - Parking sites and turnouts shall be located in geologically stable areas, where they would not cause or contribute to slope failure or excessive erosion. Potential degradation of water quality shall be reduced through the use of impervious materials such as block pavement and gravel, and through onsite control of storm runoff.

140. A uniform system of signs that identify public accessways, vista points, bicycle paths, specific shoreline destinations and areas where access is hazardous or restricted shall be provided. Natural or visually compatible materials should be used and signs should be compatible with the scenic quality of the area.

All unimproved accessways available to the public should have signs posted regarding possible safety risks. Hazardous areas that are closed to the public should be appropriately signed to prohibit access.

Educational displays alerting visitors to the fragile nature of environmentally sensitive areas should be posted at major access points to them.

Revise information brochures distributed at the Toll Gates to clearly indicate all public access facilities within the Forest.

#### **Policies Specific to Maximize Public Access and Recreational Opportunities**

141. Residential development and the internal circulation network of the Forest should be planned in a manner which separates visitor and resident traffic access requirements and minimizes the need for external trips by Forest residents. There should be a new resident-oriented gate and internal distributor to reduce congestion at the primary visitor entrance (Hill gate). Neighborhood commercial uses shall be planned close to this distributor as an added means of reorienting resident access away from gates with high visitor use. Higher density uses should also be concentrated near the convenience noncommercial uses.
142. Public transit (bus) operators shall be encouraged to serve the planned neighborhood commercial facilities, as well as concentrated visitor-serving facilities, as a means of reducing congested shoreline access routes.
143. The site specific access recommendations shall establish a priority system for access improvements which specifies what types of access shall be provided, their location and an indication of their phased development. Phasing shall ensure that a variety of access opportunities are available to the public at any point in time.
144. In all areas where topography permits, provide shoreline access for the disabled by building paths and ramps for wheelchairs if this can be done without significant alterations to major landforms. Refer to the Site Specific Recommendations for Shoreline Access for a listing of points which could be made wheelchair accessible.



145. The following improvements shall be made in the designated areas and the uses shall be allowed. See Appendix B, Site Specific Shoreline Public Access Design Criteria for specific improvements required at each access location, criteria for improvement design, and timing/phasing requirements.

<u>Location</u>	<u>Improvements/Use</u>	<u>Other</u>
1. Spanish Bay	Retain vehicular access along the southerly 2000 of Spanish Bay Road. Improve and reorganize parking area to reduce erosion & impacts on vegetation and scenic qualities. Provide at least 80 spaces, sign for access and habitat. Install boardwalks through areas of fragil vegetation and dune restoration areas, secure lateral and vertical dedications for beach access from Asilomar to Point Joe.	Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll, regulations and hours/days of operation.  Tie dedications and improvements to access points 1-10 and 12 (Ghost Tree portion only of 10) to a condition of development of the Spanish Bay Hotel/Golf links project. Require the posting of a performance bond to ensure timely access improvements consistent with LUP Policy on "phasing", p. 14, site specific access recommendations, Appendix B as a condition of development of the Spanish Bay Golf links project.
2. Point Joe	Reorganize and improve parking area. Provide a minimum of 30 spaces.	See #1, Spanish Bay
3. Bluffs between Point Joe and Bird Rock	Reorganize and improve parking areas. Provide parking for a minimum of 125 cars. Sign for access. Develop hiking/jogging trail.	See #1, Spanish Bay
4. Bird Rock	Reorganize parking to provide for a minimum of 100 spaces, improve paths to pocket beaches, improve picnic area, sign for hazards and habitat.	See #1, Spanish Bay
5. Beach & bluffs between Bird Rock & Fan Shell Beach	Improve existing parking area, provide a minimum of 10 spaces, improve path to Seal Beach, continue hiking/jogging trail to Fan Shell Beach, sign for access.	See #1, Spanish Bay

<u>Location</u>	<u>Improvements/Use</u>	<u>Other</u>
6. Fan Shell Beach	Reorganize & improve parking, provide a minimum of 25 spaces, improve path to beach, sign for access.	See #1, Spanish Bay
7. Crocker Grove	Provide a minimum of 10 parking spaces, sign for access and habitat.	See #1, Spanish Bay
8. Cypress Point	Sign for hazard, retain existing parking.	See #1, Spanish Bay
9. Lone Cypress	Improve and reorganize parking, redesign observation area per <u>OSAC</u> recommendations.	See #1, Spanish Bay
10. Pescadero Pt. ("Ghost Tree" Vista Point & "Hill" Site)	<u>Ghost Tree</u> : Improve and reorganize parking to provide a minimum of 35 spaces.  <u>"Hill" Property</u> : (+6.8 ac.) Improve and sign a pedestrian trail loop from the Ghost Tree vista point to 17-Mile Drive on the westerly +4 acres of the site. Provide a minimum of 10 parking spaces.	Require dedication and improvement of bluff top pedestrian area as a condition of development approval on "Hill" site.
11. Carmel Beach Beach	Access trail.	Require dedication and improvement as a condition of development approval on any affected parcel.
12. Stillwater Cove	Provide public access to Stillwater Cove via the existing pier (to be retained and upgraded) and beach south of the pier and access improvements consistent with the management plan prepared for that area.	Agreement between County and owner of the road system (currently Pebble Beach Company) which establishes public right to vehicular and pedestrian/bicyclist access through Del Monte Forest subject to reasonable toll, regulations and hours/days of operation.



Location

Improvements/Use

Other

Tie dedications and improvements to a condition of development of the Spanish Bay Hotel/Golf links project. Require the posting of a performance bond to ensure timely access improvements consistent with LUP Policy on "phasing", p. 14, Site Specific Access Recommendations, Appendix B as a condition of development of the Spanish Bay Golf links project or within 120 days of permit approval of any project located on lands owned by the Pebble Beach Company or their successors in interest within the survey area as shown on Exhibit "B" or adjacent State lands, whichever occurs first.

Improvements include upgrading the pier for use by the public as shown in Appendix "B".

## **CHAPTER SIX: IMPLEMENTATION AND ADMINISTRATION**

### **INTRODUCTION**

The Del Monte Forest Area LUP, upon adoption by the County and certification by the California Coastal Commission, will supersede the 1966 Plan as a guide to the County in decisions relating to conservation, resource management, and development in the Del Monte Forest Area. As the sectional land use element of the General Plan for this portion of the County, the LUP will be administered by the County. All private and public development within its limits requiring permit approval will be reviewed against the policy criteria established by this LUP.

### **BASIC IMPLEMENTATION PROGRAMS**

The County will implement the provisions of this LUP by taking two basic actions: 1) incorporate the OSAC Open Space Management Plan as the implementing mechanism for the open space and natural resource management policies of this LUP, and 2) adopting amendments to the County Zoning Ordinance adding specific districts to implement the land use designations of this LUP. These basic actions and associated sub-actions are described further in the following paragraphs.

#### **Adopt OSAC Plan**

The OSAC Plan has been developed in parallel with and adopted as part of the Del Monte Forest Area LUP. The policies and maintenance standards of the OSAC Plan are fully consistent with this LUP's natural resource and open space-related policies, and are more site-specific than the more general policies of this LUP. The OSAC Plan will be administered by the Del Monte Forest Foundation, a private non-profit corporation, whose principal responsibility will be to see that the policies of the Plan are carried out on a day-to-day, long-term basis. Letters from the Del Monte Forest Foundation dated May 1, 1980 and December 16, 1980 accompanying the OSAC Plan establish the commitment of the Foundation to OSAC and the County to implement the OSAC Plan. There is precedent for a private non-profit foundation carrying out policies established by public policy plans in the Coastal Zone. An example is the Humboldt North Coast Land Trust.

The County will maintain review authority over implementation of the OSAC Plan in two ways. First, the County in its review and adoption process for this LUP has reviewed and adopted, as part of this LUP, the basic OSAC Plan and its first 11 maintenance standards. These standards specifically address the most crucial development and open space areas in the Forest. Second, the County, in conjunction with its review of development permit applications, will require that one element of an



applicants initial submission documents be plans for compliance with the OSAC maintenance standard for the development parcel in question, as well as land as open space that is to be conveyed to the Del Monte Forest Foundation at the time of approval of that development. Additionally, at such time as amendments are proposed to this LUP, the Foundation will make appropriate recommendations to the Board of Supervisors concerning possible effects on open space management programs and will indicate what revisions, if any, it will make to the program to ensure compatibility.

### **Adopt New Zoning**

In general, rezoning of the Del Monte Forest Area subject to County jurisdiction is necessary to reflect the land use designations, holding capacities, and policies of this LUP. Zoning Ordinance revisions will conform with the Land Use Plan map and policies. Zoning for the Forest must be flexible enough to permit the range and intensity of uses provided for in this LUP.

Specifically, the Monterey County Zoning Ordinance (Ord. No. 911) will be amended to add general Coastal Zone regulations and separate Coastal Zone districts. The general regulations incorporate and refer to Coastal Act policies (Public Resources Code, Section 30000 et. seq.).

### **ADMINISTRATION OF THIS PLAN**

Except as previously noted, the County will be responsible for administering development review aspects of this LUP on a day-to-day basis. This administration will be carried out through the County's normal review procedures which include: 1) development permit review, 2) coastal development permit review, 3) site plan review, and 4) environmental review. Each process is described briefly below, noting where changes to existing procedures will be developed to make them more responsive to Coastal Act policies.

#### **Development Permit Review**

Permits will be required from the County (or the appropriate City) for all categories of development. To be approved, permit applicants will be required to demonstrate consistency with the land use plan. Three basic tests must be met:

- The proposal must conform to the kind and intensity of use permitted for the specific geographical area of concern.
- The proposal must conform to the policies of this LUP. In particular, the proposal must satisfy the natural resource protection policies of this plan, including

the open space policies and maintenance-standards specified in the Site Specific Shoreline Public Access Design Criteria OSAC Plan. If land use and natural resource protection policies conflict, resource protection policies shall prevail.

- The proposal must conform to the specific zoning provisions adopted to implement the plan.

Applicants are responsible for providing all necessary information to support their proposals. Where the adequacy of information is contested by the County, the burden of proof rests with the applicant. Where additional information is requested, applicants are required to provide such information before further consideration will be given to the proposal.

The County will make a good-faith effort to work cooperatively with landowners in evaluating and processing development applications as expeditiously as possible, and will conform to application review time limits specified by State law (e.g., AB 884). County staff will provide advice and guidance to the public concerning interpretation of the policy provisions of the LCP and will prepare written reports supporting all permit recommendations made by staff. These reports will summarize the development proposal and will describe how the proposal meets or fails to satisfy relevant provisions of the Plan. The report will contain a specific recommendation on whether the proposal should be approved, approved with conditions, or denied. Staff reports shall be made a permanent part of the administrative record and copies shall be available for public review.

### **Coastal Permit Process**

The coastal permit process, now administered by the California Coastal Commission, will be assumed by the County following certification of this Plan. The County development permit review process will be adjusted to incorporate any unique requirements of these permits so that development permit applications for projects within the Coastal Zone will be concurrently processed with the basic entitlement sought by the applicant. Those forms of development exempted in the Coastal Act from obtaining a coastal permit will similarly be exempted when the County assumes administration of this plan.

### **Site Plan Review Process**

Projects (e.g., building permits) applying for coastal permits are presently subject to review by: 1) the Del Monte Forest Architectural Review Board, a private body whose review authority is established by CC&Rs that accompany all transfers of property in the Del Monte Forest, and 2) the Del Monte Forest Advisory Committee, an advisory body to the County Planning Commission. The review criteria used by these committees will be examined to ensure consistency with the provisions of the Coastal Act and this LUP. The principal charge of these



committees will be to review plans to determine consistency with applicable planning policies and standards.

Applicants will be permitted flexibility to develop in any manner which is consistent with the variety of uses included in the applicable zoning district, and which meet the policies of this Plan and accompanying OSAC maintenance standards.

### **Environmental Review Process**

The California Environmental Quality Act (CEQA) establishes criteria for environmental review of private and public project applications of various types. The County has a well-established program for implementing the requirements of CEQA within the Coastal Zone which will be applied to project development applications as they are received.

### **TIMING OF DEVELOPMENT**

The long-term historic rate of residential development in the Del Monte Forest Area is about 60 dwelling units per year. This relatively modest rate is in part a reflection of the attitude of the Pebble Beach Company toward land management and in part a reflection of market demand. An overall growth rate control or phasing program is considered necessary to meet Coastal Act criteria, with respect to residential uses within the Del Monte Forest Area. These uses will be allowed to continue to occur in a manner compatible with the normal availability and extension of utility and public service facilities and as housing market demand requires, within the constraints of available water allocations, sewerage capacity and the County growth management policy.

The capacity of the Carmel Sanitary District's (CSD) treatment plant is, at this time, a greater constraint to development in the Del Monte Forest than is water availability through the Cal-Am Water Service Company. Therefore, sewerage capacity shall be the initial control of the amount of new development.

### **WATER AND SEWER ALLOCATIONS BY DEVELOPMENT AREA**

The Carmel Sanitary Districts/Pebble Beach Community Services District (CSD/PBCSD) joint treatment plant located in the lower Carmel Valley has a current capacity of 2.4 million gallons per day. The Pebble Beach Community Services District (PBCSD), which collects and transports the sewage from the Del Monte Forest area to the CSD/PBCSD joint treatment plant, owns for its use one third of the total capacity, or 800,000 GPD.

The CSD estimates the current flow from the Del Monte Forest area to be 706,000 GPD. The remaining sewage capacity for

future use is 94,000 GPD. Listed in Table "B" is the priority sequence for the remaining capacity. The first priority is for the 100 existing residential units that currently are using septic tanks, and 237 of the existing 341 existing legal lots of record. There can be no additional development until the CSD expands the capacity of its sewage treatment facility. The average flow per household as determined by the CSD is 279 GPD. The first priority will require all of the remaining capacity.

## **WATER ALLOCATION IN DEL MONTE FOREST**

The Monterey Peninsula Water Management District (MPWMD) has allotted Monterey County 6501 Acre Feet (AF) of water per year for use in the unincorporated portion of the Cal-Am service area. As of January 1, 1982, 5272.17 AF was being used annually, leaving 1228.83 AF for future development. The priority uses for the uncommitted 1228.83 AF were adopted by the Board with six levels of priority.

The priorities for water adopted in the Del Monte Forest Area LCP/LUP are included in the areawide priority levels. The specific priority sequence for the Del Monte Forest Area is detailed in this document, but the overall priority guide is the "Priority Distribution of Water Allocation" adopted by the Monterey County Board of Supervisors on August 24, 1982.

The first priority for the use of water is for existing legal lots of record. In the Del Monte Forest area there were 341 legal lots of record at the time of the allocation. The second priority for Del Monte Forest area is for visitor serving facilities including recreation. These are the NCGA golf course and the Spanish Bay Complex.

The third and fourth priorities are for commercial and residential development. Priorities one through four allocated all of the water allotted by the MPWMD.

The fifth and sixth priorities are for additional residential development in Del Monte Forest. However, there is no water available for these developments in the foreseeable future.

The total amount of water needed for future development in Del Monte Forest area is 807.77 AF. However, the total allotment of available water for Del Monte Forest area is only 541.84 AF.

If water were to be the only resource consideration then the following developments identified in the DMF/LUP could have consideration for development.



341 Existing Legal Lots		96.16 AF
Del Monte Forest		
o NCGA Golf Course		180.00 AF
o Spanish Bay Golf Course		132.00 AF
o Spanish Bay Hotel (100% Occupancy)		48.13 AF
Spanish Bay Restaurant		
Spanish Bay Swimming Pool		
Spanish Bay Tennis Showers		
o Spanish Bay Hotel Grounds		<u>45.16 AF</u>
		405.29 AF
Del Monte Forest Commercial - 30 new employees		3.70 AF
o Spanish Bay Condos	80 Units	13.28 AF
o Middle Fork H	51 Units	14.38 AF
o Spyglass O	<u>32 Units</u>	<u>9.03 AF</u>
	163 Units	36.69 AF
TOTAL		541.84 AF

Table B presents a statistical summary of development areas, units permitted by this flow, water requirements by use area and sewer requirements by use area. The water and sewer use requirement are presented as actual demand as well as cumulatively so that known limits of presently available service can be seen in relation to specific development areas and their sequence.

With respect to visitor accommodations and visitor access, a phasing program is also desirable. The Spanish Bay hotel complex and related facilities the first development application submitted for approval under this LUP will provide more visitors-serving facilities on the coast.

Pursuant to Policy 100, new forest internal access road will be developed by the Pebble Beach Corporation within three years after the opening of Spanish Bay Hotel, thus providing an alternate access point to the Forest for residents to relieve congestion at the major visitor entrance to 17-Mile Drive.

TABLE B  
DEL MONTE FOREST  
SEWER AND WATER ALLOCATIONS  
AND PRIORITY FOR DEVELOPMENT

Priority For Development	Planning Unit	Number of Units	Water (A.F.)	Sewer (GPD)	(1983) Present Sewer Flow 706,000 GPM (Cumulative Total)	
1	Septic conversion to sewer	100	0.00	27,900	733,900	- 2.4 MGD Present Plant Capacity (0.8 MGD = PBCSD)
	Lots of Record	237	66.83	66,123	800,000	
2*	Lots of Record	104	29.33	29,016	829,039	Total Water Allocation for for DMF (8-24-82)
	Spanish Bay Hotel	270	93.29	43,400	872,439	
	Spanish Bay Condominiums	80	13.28	16,000	888,439	
	Spanish Bay Golf	0	132.00	0	888,439	
	NCGA Golf	0	180.00	4,000	892,439	
	Spyglass O	40	11.28	11,160	903,599	
	Middlefork H	48	13.54	13,392	916,991	
3	Spyglass J, K, L, M	145	40.89	40,455	957,446	- 3 MGD Plant (1.0 MGD PBCSD) Total Plant Capacity if expanded
	Gowan F	86	24.25	23,994	981,440	
	Middlefork I	76	21.43	21,204	1,002,644	
4	Spyglass N	50	14.08	13,950	1,016,594	
	Pebble U and V	73	20.59	20,367	1,036,961	
	Pebble W and X	34	9.59	9,486	1,046,447	
5	Spanish Bay C	56	15.78	15,624	1,062,071	- 3.6 MGD Plant (1.2 MGD = PBCSD) (1.2 MGD = PBCSD)
	Spanish Bay B	92	25.92	25,668	1,087,739	
	Huckleberry G	78	22.00	21,762	1,109,501	
	Huckleberry Comm.	0	3.70	500	1,110,001	
	Pescadero P, Q, R, S, Y	196	55.21	54,684	1,164,685	
	Gowan D	60	16.92	16,740	1,181,425	
TOTALS			809.91	475,425		

\* When there is adequate capacity for this priority, capacity shall first be set aside to allow development of legal lots of record as their owners chose to apply.

Within each Priority, the projects listed may be developed in any order if sufficient water and sewer capacity exists to serve all projects within the Priority. If limited capacity exists, the project shall be developed in order accorded by the public agency having jurisdiction to allocate the resource capacity.



## SUPPLEMENTAL ADMINISTRATIVE ACTIONS TO AI IN MORE EFFECTIVE IMPLEMENTATION OF THE LCP

Following certification of this LUP, the County will, in its day-to-day administration of the LUP, either undertake itself, or encourage other affected parties to: 1) utilize and enhance the data base developed between 1969 and 1981 in the Del Monte Forest Plan Update Program, 2) encourage the use of conservation and scenic easements wherever appropriate, 3) encourage, support, and, where appropriate, participate in activities to restore coastal resources, and 4) establish specific application review criteria for County advisory bodies. These efforts are described more fully in the following paragraphs.

### Utilize and Enhance Data Base

Following adoption of this LUP, the County will use all available information about the Del Monte Forest Area developed in the planning process in its review of development applications and in other actions relating to management of the area. This body of information will be supplemented and updated from time to time as new information becomes available. New information can be provided by applicants during the course of development applications or by other agencies in their individual activities.

Data base information will be maintained in the County Planning Department and at the offices of the Pebble Beach Company and its consultants. Maintained as a collection of information in central locations, the data will be readily available to the public, other agencies, and County officials. During review of any projects or activities in the area, County staff is required to review available and pertinent information and include it in recommendations about proposed projects or activities.

All existing information will be integrated with the Planning Department's present data base. At least once a year the staff will update the data base bibliography and will note new information received during the preceding year.

### Encourage Granting of Conservation, Scenic, and Negative Easements

Easements can be powerful tools in ensuring long-term protection of natural resource values and will be encouraged, wherever warranted, as a matter of County policy. Conservation and scenic easements may provide tax benefits when enforceable restrictions on the use of land extinguish the possibility of development.

While conservation and scenic easements are in use now in the Forest to mitigate potential adverse environmental impacts, the County will adopt a policy directing the granting of these easements to the Del Monte Forest Foundation for the varied

resource protection uses encouraged in the LUP. Each deed dedicating open space should include the particular findings upon which the easement is based. Easements should be in perpetuity.

"Negative easements," a term describing a form of deed restriction, have been used by the Pebble Beach Company and its predecessors as a means of perpetuating certain open space uses. It may be the Pebble Beach Corporation's desire to continue to use this form of easement in preference to conservation of scenic easements. This is an acceptable alternative provided the permanence of such agreements between private parties is assured. As with conservation and scenic easements, County policy will be to direct the granting of such easements to the Del Monte Forest Foundation.

#### **Encourage Rehabilitation of Mined Areas**

Rehabilitation refers to activities undertaken to revitalize areas severely damaged by past mining for silica and other minerals. Within these previously mined areas, original landforms and all accompanying vestiges of the original environment have been altered. Rehabilitation will require major changes to the landforms which now exist to recreate a new physical setting that blends with the character of the forest. The County will encourage and support programs which result in rehabilitation of these mined-out areas to more productive uses and will make accommodations in its review processes for the significant landform changes that will be necessary to rehabilitate these areas.

#### **Establish Review Criteria for County Advisory Bodies**

The County will develop special review criteria, consistent with the policy language of this LUP, to assist the Del Monte Forest Advisory Committee and the Del Monte Forest Architectural Review Board in their review of individual development applications. These criteria shall reflect the intent of the policies of this LUP.

#### **CATEGORICAL EXEMPTIONS TO THIS LCP**

Existing legal lots of record which are smaller than the allowed minimum size in the new zoning district regulations will be permitted to develop in a use consistent with those included in the new zoning district, so long as the proposed project is otherwise consistent with the policies of this LUP, applicable OSAC maintenance standards, and applicable County standards and policies.

Management and resource conservation activities of the Del Monte Forest Foundation, or its designees, undertaken to implement the provisions of the OSAC Plan policies or maintenance standards for open space properties, are exempt from permit review



processes of the County. This exemption shall not apply to implementation of OSAC policies prepared for OSAC Category III sites (Developed Area), which will be subject to normal County review and approval processes conducted for development applications. Precedent exists for such exemption in the Categorical Exemptions provided by CEQA for activities related to resource conservation. (Refer to State CEQA Guidelines Section 15104 - Class 4 Exemption for Minor Alterations to Land; 15106 - Class 6 Exemption for Information Collections; 15107 - Class 7 Exemption for Actions to Protect Natural Resources; 15108 - Class 8 Exemption for Actions to Protect Environment; 15117 - Class 17 Exemption for Open Space Contracts or Easements; and 15125 - Class 25 Exemption for Transfer of Ownership or Interests of Land to Preserve Open Space.)

### **LUP REVISIONS**

This LUP will be updated over time as need dictates. Formal amendment procedures will be used to accomplish changes to this LUP or its implementation ordinances. Because this LUP is a Local Coastal Program prepared under the California Coastal Act, changes made must be consistent with the Act. The California Coastal Commission must also certify future changes or amendments.

### **APPEALS**

Appeal of local coastal development permit actions to the California Coastal Commission may be made, consistent with the Appeal Provision of the California Administrative Code, when it is believed that Monterey County is not acting in conformance with this LUP. The appeal procedure is described in the California Administrative Code, Title 14, Chapter 7, Subchapter 1.

### **PUBLIC AGENCY PARTICIPATION AND CITIZEN INPUT**

Monterey County will cooperate fully with other government agencies and private entities on matters of mutual interest concerning the Del Monte Forest Area. The County will provide technical or policy advice to other agencies as requested and will seek advice on technical or policy matters from appropriate agencies as the need arises. This now occurs formally through environmental review procedures, and informally staff-to-staff where the need exists.

The County provides a mechanism for advice and comment from appointed community representatives on permit matters and on long-range decisions affecting planning and land management. In

the Del Monte Forest, this occurs on a regular basis through the Planning Commission-appointed Del Monte Forest Advisory Committee. The general public is encouraged to attend and participate in County public meetings and hearings concerning administration of the LUP or processing of development applications subsequent to LCP certification. Such hearings are noticed in local newspapers and by similar measures.

### ENFORCEMENT

This LUP will be only as effective as its enforcement. Positive action by the County is required to ensure that the tenets of the LUP are fulfilled.

All County departments engaged in activities in the Del Monte forest Area will be informed of the LUP policies and will be requested to refer any possible violations to the Planning Department for investigation. County staff will be encouraged to spend more time in onsite project review, to provide explanation of LUP policies to applicants early in the application process, and to clarify permit restrictions to applicants and their builder representatives.

Because of County Counsel's role as advisor in planning matters, suspected violations of subdivision or planning ordinances will be referred to the County Counsel's office when preliminary investigation indicates that such follow-up is deemed necessary. The County has a duty to pursue legal remedies against persons who illegally use open space or similar easements and will not only enjoin such misuse, but will seek recovery of damages wherever appropriate.



**CHAPTER SEVEN:  
OPEN SPACE ADVISORY COMMITTEE  
OSAC  
MANAGEMENT PLAN**

The OSAC Plan is adopted as part of the Del Monte Forest Land Use Plan, however because of its format and its complexity, it contains its own separate table of contents and its own separate pagination.







MANAGEMENT PLAN  
FOR  
DEL MONTE FOREST  
OPEN SPACE PROPERTY

PREPARED FOR  
DEL MONTE FOREST OPEN SPACE ADVISORY COMMITTEE (OSAC)

PLANT ILLUSTRATIONS  
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JUNE 1, 1980  
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MANAGEMENT PLAN  
FOR  
DEL MONTE FOREST  
OPEN SPACE PROPERTY



Potentilla hickmanii

INTRODUCTION

Background. In October, 1976, the Del Monte Forest Home Owners Association (succeeded by Del Monte Forest Property Owners - DMFPO) and the Del Monte Properties Company (succeeded by Pebble Beach Company - PBC) signed an agreement known as the Del Monte Forest Plan 1977. The area covered by the 1977 Plan includes the entire Del Monte Forest as shown in Figure 1.

Under the terms of the 1977 Plan, the DMFPO were given options to purchase 15 acres of land in the Indian Village and Navajo areas of the Forest at \$8,000 per acre, with PBC donating an additional 15 acres for a total of 30 acres to be held in perpetuity as open space. Appendix C contains a copy of the agreement. For tax purposes the DMFPO assigned their options to the Monterey Peninsula Foundation, a community trust, and successfully concluded fund-raising for the optioned property early in 1979. Purchase of the Indian Village and Navajo areas focused attention on the need for maintenance of these and other open space areas within the Forest, an issue which had for some time vitally concerned the Monterey Peninsula Foundation, the Del Monte Forest Foundation, and PBC.

Del Monte Forest Open Space Advisory Committee (OSAC). Accordingly, on the initiative of DMFPO and with the full accord of the Foundation and PBC, the Del Monte Forest Open Space Advisory Committee (OSAC) was formed. The first OSAC meeting was conducted on March 21, 1979 and chaired by William T. McClintock, DMFPO-appointed chairman. Participants include:

Paul A. Cooper (Director, Del Monte Forest Foundation)  
Bruce Cowan (Member, Monterey Bay Chapter, California Native Plant Society)  
Vernal L. Yaden (Director, Pacific Grove Museum of Natural History)  
Frank A. West (Governor, Monterey Peninsula Foundation)



Figure 1

# DEL MONTE FOREST

lsa



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Rudd A. Crawford (Director, The Forest Committee)  
Robert D. Grace (Vice President Real Estate, PBC)  
James R. Griffin, Ph.D. (Research Ecologist, Hastings Natural History Reservation)  
William T. McClintock (Vice President, DMFPO; Chairman OSAC)  
Mrs. Marshall Steel, Jr. (President, DMFPO)

The goals of OSAC, as established at the first organizational meeting, were:

- to establish the extent of open space in the Forest and how it is held, and to identify that to be provided by PBC under the Del Monte Forest 1977 Plan agreement,
- to work toward having all open space in the Forest owned by one organization,
- to see that all open space is dedicated in perpetuity,
- to determine an adequate method for managing and maintaining the open space areas,
- to increase open space areas by purchase and/or donation,
- to establish an educational program so that residents and visitors will appreciate the unique Forest heritage, and
- to suggest plans for funding the above.

As an outgrowth of this first meeting, and recognizing the need for professional expertise, Mr. Larry Seeman, environmental planning consultant, was invited to attend subsequent meetings. The Management Plan for Del Monte Forest Open Space has been drafted by Mr. Seeman with OSAC committee members' guidance and input.

Del Monte Forest Foundation - The Management Entity. During the preparation of this Plan, OSAC considered the question of who should have the responsibility and obligation to carry out the provisions of the Management Plan for Del Monte Forest Open Space. A number of suggestions were made and it was finally resolved that, all things considered, the best entity to implement the Management Plan would be: 1) a private, non-profit organization capable of accepting and maintaining open space in perpetuity, 2) an entity that represented those with a continuing long-term interest in protecting the Forest open space, 3) an entity that had preferential tax status so as to be able to accept charitable donations that could be "reinvested" in the future of the



Forest, and 4) an organization which had the support of Forest residents and the ability to implement the policies of the Plan.

With these general criteria in mind, several organizations were considered, including:

The Monterey Peninsula Foundation, a community trust organized March 26, 1945, for the purpose of acting as an agency through which the public could contribute for acquisition and preservation of historic buildings. The scope of the Foundation's activities was later broadened to include general charitable purposes with increasing emphasis on protection of urban open spaces. It presently holds the Samuel F. B. Morse Memorial Lot at Cypress Point and a lot at Pescadero Point. The Monterey Peninsula Foundation cannot accept gifts with restrictions and is not set up to manage property.

The Pebble Beach Foundation, a non-profit foundation created by the Pebble Beach Corporation for the purpose of managing revenue generated by the Crosby Golf Tournament and other charitable fund-raising activities. It does not own land and has no interest in land maintenance or management activities.

The Del Monte Forest Foundation, a private, non-profit foundation formed June 23, 1961, to own and manage open space in the Del Monte Forest. It presently holds Crocker Cypress Grove, Samuel F. B. Morse Botanical Reserve, a scenic easement across from Crocker Cypress Grove, a scenic easement in the Scenic Drive area, the Indian Village area, a portion of the Navajo area, and Pescadero Canyon, a total of about 246 acres within the Del Monte Forest.

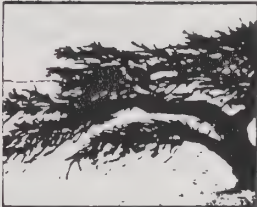
Considering the possibilities, and the suitability of each candidate organization to carry out the goals of OSAC, exploratory discussions were initiated with the Del Monte Forest Foundation in September 1979, and a presentation of the goals and objectives of the Management Plan for Del Monte Forest Open Space was made in November 1979. The trustees of the Foundation formally considered taking responsibility for implementing the Management Plan at their April 14, 1980, meeting and voted unanimously to do so upon adoption of the Del Monte Forest Area Local Coastal Program (LCP).

Del Monte Forest Area Local Coastal Program (LCP). The Management Plan for Del Monte Forest Open Space was under preparation by OSAC during the period that the County of Monterey was preparing the Del Monte Forest Area LCP Land Use Plan, pursuant to the requirements of the California Coastal Act of 1976. Since both the LCP Land Use Plan and this Open Space Management Plan have environmental protection as major objectives, OSAC developed this Open Space Management Plan in a manner that is consistent with the LCP Land Use Plan policies, as adopted by the Monterey County Board of Supervisors on July 27, 1982, and certified with recommended modifications by the California Coastal Commission on February 10, 1983, to enable it to function as an implementing program for the LCP Land Use Plan.

To facilitate acceptance of this plan for LCP Land Use Plan implementation, it was submitted by OSAC to the Del Monte Forest Area Citizens Advisory Committee (CAC) in 1980, where it was considered and recommended for inclusion in the Local Coastal Program. Subsequently, the Plan was made available to the County planning staff, Planning Commissioners, and Supervisors for reference during public deliberation on the Del Monte Forest Area LCP Land Use Plan, and was the subject of noticed public hearing by the Board of Supervisors on March 15, 1982, and the California Coastal Commission on December 2, 1982, and February 10, 1983.

Compatibility with Law and Resident Objectives. The Management Plan for Del Monte Forest Open Space represents the combined objectives of participating organizations with respect to future use and management of all classes of open space within the Del Monte Forest. The Plan is consistent with the desires of PBC (principal landowner), the DMFPO, the Del Monte Forest Foundation which has agreed to ultimately be responsible for carrying out its provisions, and with the advice of acknowledged expert naturalists of OSAC. This Plan is also compatible with the provisions of State law pertaining to General Plan Elements, specifically the Open Space Element (Government Code Sections 65560, 65561, and 65562) and the Conservation Element (Government Code Section 65302d), the provisions of the California Coastal Act pertaining to natural resource identification and protection (Chapter 3), and the environmental protection policies of the adopted and certified Del Monte Forest Area LCP Land Use Plan.





Cupressus macrocarpa

### OPEN SPACE DEFINITIONS

Open Space. The term "open space" is generally used in a non-technical sense to refer to property that is unimproved. In this general sense, open space is simply a reference to the present condition of property. In the case of the Del Monte Forest, and for the purposes of this document, the term "open space" is used to refer to property, the development of which is presently, or planned to be, restricted under one of the legal means set forth below. "Open space" not only implies control of future development in specified areas, but the continued presence of the same natural vegetation in the current state.

Zoning. The Monterey County Zoning Ordinance provides for "Open Space Districts." This means that when a particular parcel is placed in an Open Space District, the type of usage to which the property can be put is restricted to uses permitted in that zone as long as it remains in that zone. If a parcel is in an open space "O" zoning district, the property can be used only for crop and tree farming and grazing of horses, cattle, sheep, and goats. The property may also be used for the following purposes, but permission must first be obtained from the County Planning Commission:

- buildings accessory to the agricultural use
- non-profit recreational use
- golf course
- public utility use and accessory buildings

Property with no restriction other than the Open Space District zoning designation is subject to rezoning by action of the County Board of Supervisors, provided such rezoning is consistent with designations permitted under the County General Plan or LCP. If such property is rezoned, it can then be developed in accordance with the new zoning district designation which may or may not permit development of the property. In the case of the Del Monte Forest, such zoning would have to be consistent with the land use designations of the Del Monte Forest Area sectional plan and the LCP as approved by the Board of Supervisors and as accepted by the California Coastal Commission.

Public Ownership. The most restrictive form of open space preservation is public ownership. Once open space property is in public ownership,

the public agency has full and absolute control over the property and the use to which the property can be put. Public ownership is the usual form of holding of public parks, National Forest lands, and corridors along public highways. While being a generally secure means of preserving open space, it is also an expensive means. Public ownership can be acquired only by compensating the owner of the property for its market value or by outright gift by the property owner to the public agency. Within the Del Monte Forest, there is presently no public ownership of open space land.

**Scenic Easement.** Scenic easement is a form of restriction on property which remains in private ownership that prevents significant alteration of the character of the property. The easement is created by a deed through which the property owner conveys to another entity, such as the Del Monte Forest Foundation, certain rights in the property. The property owner conveys the right to prevent construction or development of improvements on the property. An example of a scenic easement within the Del Monte Forest is the Samuel F. B. Morse Botanical Reserve. The responsibility for enforcement of the terms and restrictions of scenic easements lies with the organization to which the easement is conveyed.

**Negative Easement.** Negative easements are similar in many respects to scenic easements. Negative easements, however, are voluntary restrictions that are declared by publicly recording a document imposing restrictions on certain land for the benefit of other property owners within an area. This has been a method of "dedication" of open space areas within the Del Monte Forest for many years. Since this is a voluntary method of restricting the property, the restrictions are defined solely by the property owner and each "dedication" is examined individually to determine the exact scope of use restrictions. An example of an area within the Del Monte Forest subject to negative easement is the Polo Field, where the use is restricted to a particular form of recreation. The Polo Field negative easement permits the owner to use the property for polo, equestrian riding and jumping, steeple chase and equestrian competition, and other sports and activities of any nature approved by the property owner, its successors, or assigns. Most of the negative easements by which PBC has "dedicated" open space areas in the Del Monte Forest preserve to them the right to maintain visitor access facilities such as parking lots, roads, pedestrian trails, and public utility facilities.





Lupinus tidestromii

### COMMITTED OPEN SPACE

LCP Land Use Plan. As provided by the Monterey County LCP Work Program, the 1977 Del Monte Forest Plan initially formed the basis for the LCP Land Use Plan. During the public review and approval process, a few areas designated for development were changed to open space. The location of all open-space properties designated in the adopted LCP Land Use Plan is shown in Figure 2.

PBC/DMFPO Agreement. With the exception of a few properties within the Forest still in private ownership of individuals and those for which open space designations have been added in the LCP review and approval process, formal agreement has been reached between PBC (the principal landowner) and the DMFPO concerning the disposition of each designated property. The agreement concerning these open space properties was formalized contractually on October 7, 1976, in the PBC/DMFPO agreement.

Effect of LCP Land Use Plan and Implementation Program Certification. Following LCP adoption by the County and certification by the California Coastal Commission, this Open Space Management Plan will be implemented. Implementation will involve conveying title to open space subject to the Plan from the Pebble Beach Company to the Del Monte Forest Foundation. The Foundation has also indicated its intent to receive other open space and easements, when offered, for management under this Plan.

The conveyance of open space and subsequent management in accordance with the policies of this Open Space Management Plan will occur on an incremental basis in concert with implementation of development permitted by the Del Monte Forest Area LCP Land Use Plan. As individual areas are approved for development (e.g., final subdivision or parcel maps), adjacent open space will be conveyed to the Del Monte Forest Foundation.

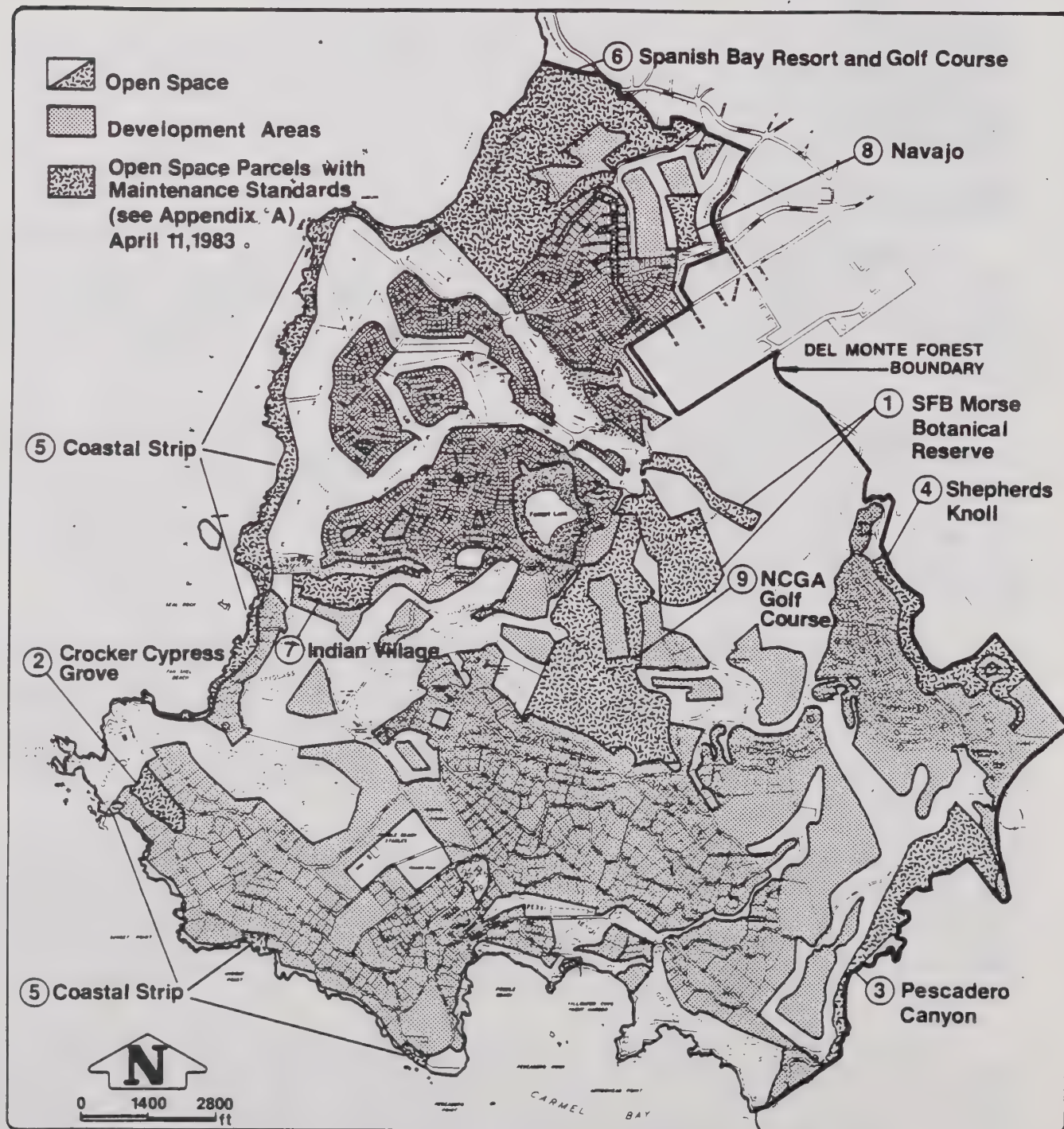
As described in LCP Policy 13, except in the case of voluntary easements, each instrument for affecting such [open space] restriction is subject to approval by the County as to form and content and must provide for enforcement, if need be, by the County or other enforcement agency, and must name the County as beneficiary in the event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation.

Figure 2

# OPEN SPACE

AS SPECIFIED IN THE LCP/ LAND USE PLAN

LSA







Cupressus goveniana

### OPEN SPACE MANAGEMENT OBJECTIVES AND CLASSIFICATION

Objectives. The primary objective in managing Del Monte Forest open space will be to ensure continued existence of the fundamental character of the Forest and its natural plant communities in concert with uses allowed by the Del Monte Forest Area LCP Land Use Plan. This will primarily involve providing appropriate levels of maintenance of open space properties:

- to protect native flora and fauna on open space properties from direct adverse human impact such as excessive trampling, damage by vehicles, horses, vandalism, etc.,
- to protect native plant communities on open space properties from invading exotic vegetation by removing such exotics and deterring their re-establishment,
- to perpetuate a natural ecological balance where it now exists on open space properties, and restore the balance where it has been significantly altered, and
- to provide implementation mechanisms, with respect to open space areas, consistent with the resource management and access policies of the LCP Land Use Plan.

Within the urbanized Del Monte Forest, basic management objectives must also take into consideration human safety, particularly where hazardous conditions occur near areas of concentrated human activity, or where nearby residential property is threatened.

These basic open space management objectives have been established keeping in mind that natural, self-perpetuating communities are an important basis of the Forest's value in terms of both aesthetic attraction and scientific interest. Human access and activities within open space must therefore be subordinate to and compatible with this concept.

Open Space Classification. For the purposes of developing specific management policies, open space areas within the Del Monte Forest have been

categorized. Categorization was considered necessary to account for fundamental differences in character between different open space parcels and the intensity of use to which these areas are now, or can be expected to be subjected as the LCP Land Use Plan is implemented. The following categories encompass all open space presently existing within the Forest, regardless of ownership.

- I. Intensively Used Area. a) Seaward of 17-Mile Drive; b) Inland of 17-mile Drive. Consisting of heavily utilized visitor access and recreational space, including both the intertidal and natural coastal land on the seaward side of 17-Mile Drive as well as intensively utilized recreational areas such as Indian Village and scenic roadway turnouts inland of 17-Mile Drive.
- II. Protected Natural Resources. a) SFB Morse Reserve; b) Crocker Cypress Grove; c) Other. Consisting of rare, endangered, or unique plants and their associated communities that have been designated as natural areas of special botanical interest, including aesthetically prominent groves of Cypress trees within Cypress Point Golf Links, including several representative examples of typical Monterey pine forest communities. The LCP Land Use Plan describes these areas as either environmentally sensitive habitat (ESH) or as environmental consideration areas.
- III. Developed Area. a) Privately Held; b) Held in Common. Consisting of existing or developed subdivisions, commercial uses, and single-family lots, including scenic easements associated therewith.
- IV. Open Forest. a) Land Adjoining that Planned for Development; b) Permanent Forest Space. Consisting generally of even-aged Monterey pine forest with understory ranging from open oak woodland to dense brush.
- V. Road Rights-of-Way. Consisting of rights-of-way of Forest roadways managed for scenic values consistent with LCP policies and maintaining public safety.
- VI. Golf Course. Consisting of the golf course rough areas designated Recreation by the LCP Land Use Plan adjoining relatively natural forest cover or developed subdivisions managed for the enhanced wildlife value they possess. Management to be accomplished by golf course operators pursuant to guidelines compatible with overall golf course maintenance.



- VII. Other. a) Equestrian Center (Collins Field Industrial Horse Trail); b) RLS School; c) Cal-Am Forest Lake. Consisting of all other open space uses with existing buildings or improvements which by virtue of the nature of their use do not require specific open space management criteria.
- VIII. Riparian and Wetland. Undeveloped land along streamcourses and in wetland areas which requires special management consideration. These areas are described as environmentally sensitive habitat and are designated in the LCP Land Use Plan (Figure 2 - ESHA).
- IX. Scenic Buffer or Easement. Land set aside to screen development or to provide access between lots calling for special management consideration.
- X. Sensitive Habitat. Land requiring special management considerations to retain natural interrelationships of native vegetation.
- XI. Rare and Endangered Species.<sup>1</sup> Land in the immediate vicinity of known locations of endangered or rare plant species.

Categories I through IV include areas which will ultimately come under the management responsibility of the Del Monte Forest Foundation. Category I represents areas in which the most intensive maintenance efforts will be required; Category IV represents areas in which the least intensive efforts will be required. Categories V through VII represent special-purpose areas that will continue to be maintained by existing owners subject to criteria developed by OSAC in this Plan. All seven categories will be subject to more stringent management criteria if they possess riparian, scenic buffer, sensitive habitat, or rare or endangered species values. These more stringent classifications are shown as categories VIII through XI.

Figure 3 shows the distribution of open space management categories I through VII within the Forest.<sup>2</sup> Figure 4 shows the areas where management

<sup>1</sup>For purposes of this Plan, the most current edition of the California Native Plant Society List is considered the criterion for rare or endangered status (a more restrictive criterion than that required by the LCP.)

<sup>2</sup>Except for Areas III and IVa, which represent open space within areas already developed or to be developed pursuant to the provisions of the LCP Land Use Plan. These areas are in addition to the areas shown in Figure 3 and will be specifically designated in maintenance standards prepared at the time individual project applications are considered in the County development permit review process.

Figure 3

# OPEN SPACE MANAGEMENT CLASSIFICATION CATEGORIES I - VII

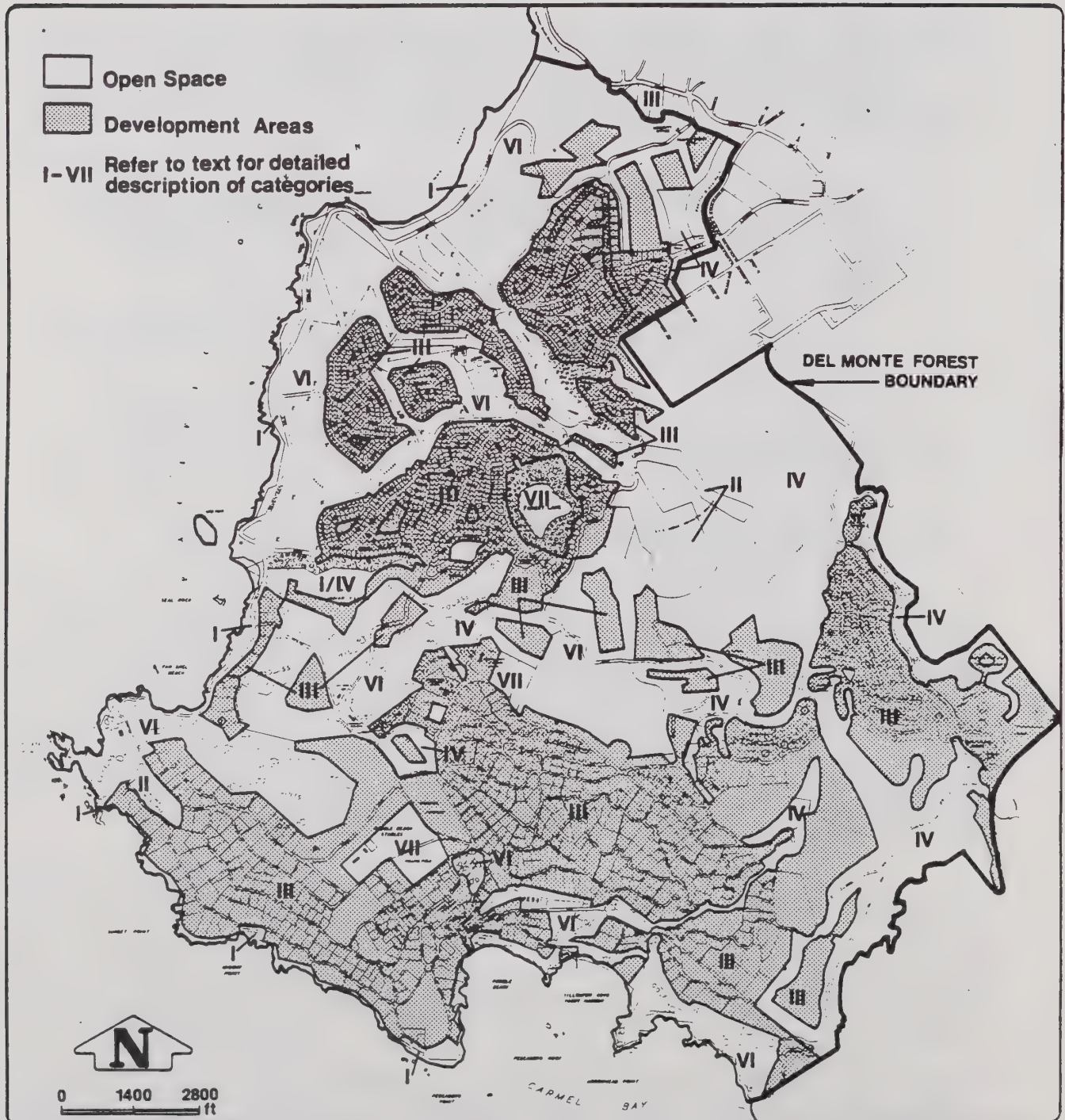
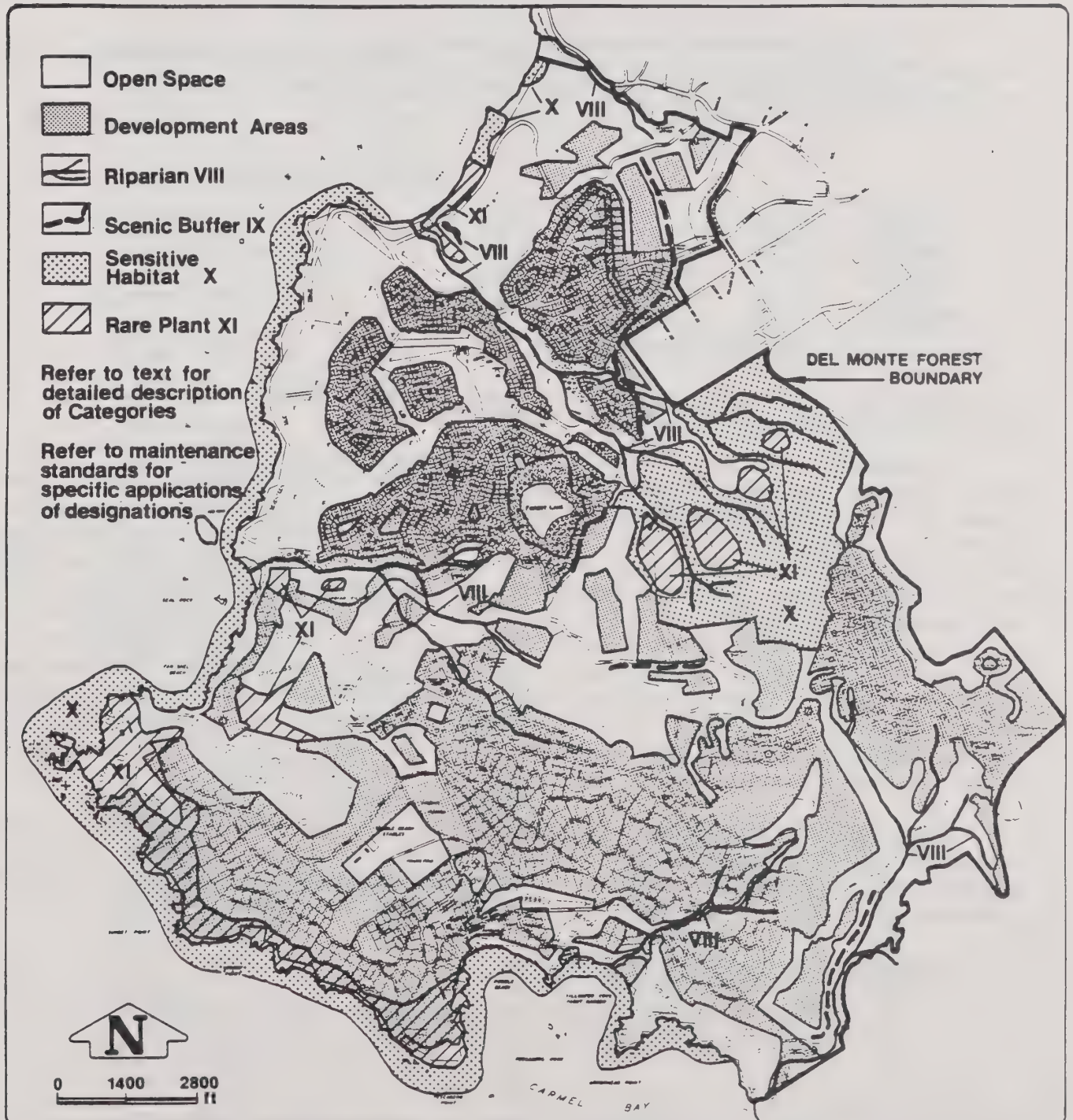




Figure 4

# OPEN SPACE MANAGEMENT CLASSIFICATION CATEGORIES VIII - XI

lsa



categories VIII through XI apply.<sup>1</sup> Table A classifies each open space parcel and summarizes pertinent acreage, ownership, and use restrictions.



*Erysimum menziesii*

#### MANAGEMENT POLICIES FOR OPEN SPACE CATEGORIES

Management policies unique to each category of open space within the Del Monte Forest have been formulated and summarized in the following tabulation. These policies are intended to be supportive of the basic management objectives for Del Monte Forest open space, as previously specified, are consistent with the Del Monte Forest Area LCP Land Use Plan and, in some cases, are more restrictive. These policies recognize environmentally sensitive habitat and environmental consideration areas specified in the LCP Land Use Plan, extant plant and animal life, the nature of uses permitted in adjoining areas by the LCP Land Use Plan, and particularly the need to protect critical habitats and fragile natural resources such as seasonal drainage courses, seasonal and perennial pools, marshy areas along drainage courses, sandy beaches and rocky shores, ecotones between habitat types, and the habitat of rare or endangered plant species from destruction or degradation through overuse.

These specific policies will be achieved through implementation of this management plan supported by a public education program designed to elicit understanding and active support by residents and visitors, both of which are intended to carry out LCP Land Use Plan resource management policies:

##### Category I - Intensively Used Area

- I- 1) Allow continued human use consistent with Del Monte Forest Area LCP Land Use Plan public access policies, but not at

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<sup>1</sup>Figure 4 is generalized inasmuch as the areas falling within these classifications are small. Figure 4 should therefore be used only as a guide, and the actual application of these classifications applied in the field by the Forest Manager as appropriate.



TABLE A

TABULATION OF OPEN SPACE STATUS BY  
MANAGEMENT CATEGORY (APRIL 11, 1983)

LSA

Category <sup>1</sup> and Description	Approx. Size	Owner <sup>2</sup>	Restrictions <sup>3</sup>	Current <sup>4</sup> Status	Within Coastal Zone
<u>CATEGORY IA: INTENSIVELY USED AREA</u>					
Asilomar State Beach to Point Joe	22 ac	PBC & MPCC	NE/"O" Zoned	Exist.	Yes
Point Joe to Cypress Point	55 ac	PBC & MPCC	NE/"O" Zoned	Exist.	Yes
Cypress Point - View Site	1 ac	PBC	"O" Zoned	Exist.	Yes
Midway Point Reserve	3 ac	PBC	NE/"O" Zoned	Exist.	Yes
Pescadero Point	2 ac	DMFF	"O" Zoned	Exist.	Yes
<u>CATEGORY IB: INTENSIVELY USED AREA</u>					
Indian Village	20 ac	DMFF	Deed	Exist.	Yes
<u>CATEGORY IIA: PROTECTED NATURAL RESOURCES</u>					
SFB Morse Reserve	84 ac	DMFF	SE	Exist.	Yes
Area between two parcels of Morse Reserve; Area above Morse Reserve bordered by Hwy. 68 and Haul Road	244 ac	PBC	-	Future	Yes
Two parcels southwest of Morse Reserve	9 ac	PBC	-	Future	Yes
Area fronting Indian Village, Seal Rock Creek	20 ac	PBC	-	Prop.	Yes
<u>CATEGORY IIB: PROTECTED NATURAL RESOURCES</u>					
Crocker Cypress Grove	13 ac	DMFF	NE/"O" Zoned	Exist.	Yes
<u>CATEGORY IIC: PROTECTED NATURAL RESOURCES</u>					
Signal Hill	27 ac	PBC	-	Prop.	Yes
<u>CATEGORY IIIA: DEVELOPED RESIDENTIAL AREA</u>					
MPCC 1-6 subdivisions	24 ac	PBC	SE/"O" Zoned	Exist.	No
DMF#1 subdivision	2 ac	PBC	"O" Zoned	Exist.	Yes
Pebble Beach Heights subdivision	1 ac	PBC	SE/"O" Zoned	Exist.	Yes
The Benbow subdivision	1 ac	PBC	SE/"O" Zoned	Exist.	Yes
Spyglass Woods #1	1 ac	PBC	"O" Zoned	Exist.	Yes
Spyglass Woods #3	2 ac	PBC	SE/"O" Zoned	Exist.	Yes
Coastal Commission permit conditions	7 ac	Var.	SE	Exist.	Yes
Lookout Ridge	2 ac	PBC	SE/"O" Zoned	Exist.	No
Pebble Beach - Block 132	12 ac	PBC	"O" Zoned	Exist.	Yes
Lot 1A, Block 151A, Pebble Beach	1 ac	DMFF	SE/Deed	Exist.	Yes

(Continued)

TABLE A (CONT'D)

TABULATION OF OPEN SPACE STATUS BY  
MANAGEMENT CATEGORY (APRIL 11, 1983)

LSA

Category <sup>1</sup> and Description	Approx. Size	Owner <sup>2</sup>	Restrictions <sup>3</sup>	Current <sup>4</sup> Status	Within Coastal Zone
<u>CATEGORY IIIB: DEVELOPED RESIDENTIAL AREA</u>					
Sunridge Pines	9 ac	Prop. owners	SE/"O" Zoned	Exist.	Yes
Spyglass Hill South	3 ac	Prop. owners	SE/"O" Zoned	Exist.	Yes
Shepherds Knoll	14 ac	PBC	SE	Exist.	Yes
<u>CATEGORY IVA: OPEN FOREST</u>					
Spruance subdivision	28 ac	PBC	-	Future	Yes
Spyglass Hill South #2 subdivision	6 ac	PBC	-	Future	Yes
Macomber	37 ac	B&B	-	Future	Yes
Navajo	6 ac	PBC	-	Future	Yes
<u>CATEGORY IVB: OPEN FOREST</u>					
Navajo Option Property	10 ac	DMFF	Deed	Exist.	Yes
Forest Lodge Road near CC gate	2 ac	PBC	-	Prop.	Yes
David Avenue School	3 ac	PBC	-	Exist.	No
Ravines Gowen Cypress area	21 ac	PBC	-	Prop.	Yes
Huckleberry Hill area between Los Altos and Haul Road	79 ac	PBC	-	Prop.	Yes
Ravines Middle Fork area	8 ac	PBC	-	Prop.	Yes
Ravines/Hillsides Pescadero Planning area	90 ac	PBC	-	Prop./ Future	Yes
Pescadero Canyon	73 ac	DMFF	NE/"O" Zoned	Exist.	Yes
Scenic Drive annexation	25 ac	PBC	NE/"O" Zoned	Exist.	Yes
Pescadero Canyon (Carmel Woods)	4 ac	PBC	"O" Zoned	Exist.	Yes
Highway 1 gate	10 ac	PBC	"O" Zoned	Exist.	Yes
<u>CATEGORY V: ROAD RIGHTS OF WAY</u>					
Roads	505 ac	PBC	-	Exist.	Yes/No

(Continued)



TABULATION OF OPEN SPACE STATUS BY  
MANAGEMENT CATEGORY (APRIL 11, 1983)

Lsa

Category <sup>1</sup> and Description	Approx. Size	Owner <sup>2</sup>	Restrictions <sup>3</sup>	Current <sup>4</sup> Status	within Coastal Zone
<u>CATEGORY VIA: GOLF COURSE<sup>5</sup></u>					
Pebble Beach	138 ac	PBC	NE/"O" Zoned	Exist.	Yes
Peter Hay	9 ac	PBC	-	Exist.	Yes
Spyglass	171 ac	PBC	"O" Zoned	Exist.	Yes
Cypress Point	151 ac	Club	"O" Zoned *	Exist.	Yes
MPCC Shore	182 ac	MPCC	NE/"O" Zoned	Exist.	No
MPCC Dunes	225 ac	MPCC	"O" Zoned	Exist.	No
Hilltop	166 ac	NCGA	-	Prop.	Yes
Spanish Bay	196 ac	PBC	-	Prop.	Yes
<u>CATEGORY VIB: GOLF COURSE<sup>5</sup></u>					
Cypress Point	13 ac	Club	"O" Zoned	Exist.	Yes
<u>CATEGORY VIIA: OTHER<sup>5</sup></u>					
Equestrian Center	28 ac	PBC	NE/"O" Zoned	Exist.	Yes
Collins Field	13 ac	PBC	NE/"O" Zoned	Exist.	Yes
<u>CATEGORY VIIB: OTHER<sup>5</sup></u>					
RLS School	30 ac	RLS	-	Exist.	Yes
<u>CATEGORY VIIC: OTHER<sup>5</sup></u>					
Forest Lake	53 ac	Cal-Am	"O" Zoned	Exist.	No
Total	2,882 ac				
Less roads	508 ac				
	<u>2,374 ac</u>				

<sup>1</sup>Category refers to the management classification of open space used in this report which is described in detail under the heading "Open Space Management Objectives."

<sup>2</sup>PBC = Pebble Beach Corporation; MPCC = Monterey Peninsula Country Club; DMFF = Del Monte Forest Foundation; Club = Cypress Point County Club; NCGA = Northern California Golf Association; RLS = Robert Louis Stevenson School; CalAm = California American Water Company; B&B = Braun and Braun.

<sup>3</sup>NE = Negative Easement; "O" zoned = County zoning designation; SE = Scenic Easement; Deed = uses restricted by deed.

<sup>4</sup>Existing = Already committed; Proposed = Proposed to be committed per the agreement; Future = To be committed at a future point in conjunction with development application.

<sup>5</sup>Category VIA through VIIC not directly subject to the management plan. Refer to Forest Manager's responsibilities in implementation section of this report.

the expense of natural plant and animal vigor, diversity, or reproduction.

- I- 2) Protect and, where feasible, restore the remnant dune and coastal bluff zones through rotation and revegetation with native species in already overused areas.
- I- 3) Restrict human, equestrian, and vehicular access to areas which are already relatively disturbed. Rotate use and access as necessary to allow recovery of overused areas, consistent with LCP Land Use Plan access and parking policies.
- I- 4) Restrict human, equestrian, and vehicular access to undisturbed and disturbed environmentally sensitive habitat areas to maintain their long-term integrity.
- I- 5) Undertake the necessary management efforts to assure preservation and, where feasible, restoration of degraded but potential environmentally sensitive habitat areas.
- I- 6) Where necessary to restore natural plant associations, maintenance efforts shall, over the long term, be aimed at elimination of exotic invading species such as Hottentot fig (ice plant), pampas grass, and genista (French broom).
- I- 7) Collecting of marine organisms in intertidal areas shall be discouraged.
- I- 8) Protect and encourage the expansion of rare and endangered endemic plants.
- I- 9) Protect endemic Monterey cypress by controlling human access, consistent with LCP Land Use Plan access and parking policies.
- I-10) Protect rookery, roosting, and haul-out sites of marine animals along the shoreline by prohibiting public access.
- I-11) Prohibit dumping of spoils of any type on the shoreline.
- I-12) Policies I-1 through I-11 should, where feasible, be implemented in a manner patterned after measures of protection given to Point Lobos State Reserve.



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### Category II - Protected Natural Reserves

- II-1) Manage for preservation of conditions that are favorable for sustaining rare plant associations or typical forest community examples.
- II-2) Manage boundary areas to prevent external influences from adversely affecting plant vigor, and review development proposals in these areas through the maintenance standard development process to certify consistency with this policy.
- II-3) Foster long-term retention of the Gowen cypress/Bishop pine area diversity by enlarging the SFB Morse Botanical Reserve, as outlined in Maintenance Standard No. 1.
- II-4) Develop self-guided walking trails and signing programs with volunteer docent guides to act as interpreters to facilitate public enjoyment and education and to avoid overuse of sensitive sites, all consistent with environmentally sensitive habitat area criteria, where applicable.
- II-5) Restrict pedestrian access, if necessary, to protect rare or endangered species in heavily visited areas from overuse.
- II-6) Eliminate invading exotic species.
- II-7) Protect and enhance remnant dunes.
- II-8) Prohibit off-road vehicle access.

### Category III - Developed Area

- III-1) Eliminate invading exotic species whenever detected in common open space areas; prevent use of ice plant, French broom, and pampas grass in private landscape plans by condition of subdivision approval.
- III-2) Perform maintenance measures at time of subdivision approval and periodically as necessary thereafter, as recommended by a forester or botanist to assure human health and safety; this may include removal of hazardous trees and brush to reduce fire hazard.
- III-3) Manage boundary areas with protected natural resources or environmentally sensitive habitat areas to minimize offsite

effects of development, and review development applications through the maintenance standard development process for these areas to certify consistency with this policy.

III-4) Rehabilitate mined areas.

III-5) When located along the shoreline, implement Policies I-1 through I-10 where applicable and consistent with LCP Land Use Plan policies.

III-6) Live tree removal shall not occur until a maintenance standard is developed for the affected area.

#### Category IV - Open Forest

IV-1) Manage open forested areas to maintain the existing forest character, generally improve stand condition, and encourage a diverse understory.

IV-2) Where necessary and feasible to protect the forest cover, treat existing or potential disease and insect infestations.

IV-3) Perform necessary measures to assure human health and safety. These may include removal of hazardous trees and fuel management.

IV-4) Where applicable when carrying out Policies IV-1 through IV-3, generally apply the principles of urban forest management employed by the U.S. Forest Service and California Department of Forestry in similar urbanizing environments. This may include use of prescribed burns.

IV-5) Eliminate invading exotic species.

#### Category V - Road Rights-of-Way

V-1) Employ the general safety criteria of the California Department of Transportation and landscape maintenance criteria of the California Department of Parks and Recreation as appropriate in maintaining road rights-of-way.

#### Category VI - Golf Course

VI-1) Manage golf courses in such a manner that the habitat value and diversity of nearby, or included, natural areas are pre-



served and/or enhanced. This may include removal of invading exotic species.

VI-2) Manage human access to edge areas.

VI-3) Integrate habitat enhancement measures into design and maintenance programs for new golf courses, including establishing water features where beneficial.

#### Category VII - Other

VII-1) Manage edges of intensive-use recreation areas such as the equestrian facility and the RLS Polo Field to create edge effects with adjoining areas.

VII-2) Manage Forest Lake area in accordance with policies of Category IV consistent with operation of the lake as a water storage reservoir.

#### Category VIII - Riparian and Wetland

VIII-1) Manage for protection of hydrologic cycle, avoidance of sedimentation, and maintenance of efficient flows, and to protect from urban runoff.

VIII-2) Manage for continuing maintenance of seasonal and perennial pools, seepage, and marshy areas along drainage courses, unless they present clear public health hazards, and edge areas between habitats.

VIII-3) Where beneficial in conjunction with other maintenance activities or subdivision development, enhance habitat values by creating impoundments and flow management improvements within the water courses.

VIII-4) Maintain 100' setback from streamcourse banks to any permanent structure.

VIII-5) Dumping of spoils of any type shall be prohibited.

VIII-6) Construction activity (e.g., road crossings) requiring riparian vegetation alteration or filling shall be minimized, and shall be accompanied by appropriate mitigation measures.

VIII-7) Prohibit off-road vehicle access.

Category IX - Scenic Buffer or Easement

IX-1) Manage to provide visual separation between use areas, by providing a minimum 50' vegetation buffer.

Category X - Sensitive Habitat

X-1) Manage to maintain habitat relationships that are characteristic of typical habitat conditions.

Category XI - Rare or Endangered Species

XI-1) Manage to provide physical protection of the rare or endangered species' immediate area.

XI-2) Manage immediate area to maintain habitat conditions suitable for continued existence of the endangered or rare species. Enhance habitat to extend the distribution when pos-



Ericameria fasciculatum

MAINTENANCE STANDARDS

General criteria for maintaining the open space of the Forest are established by the overall goals and the policies for each category of open space. However, each parcel is unique and requires special maintenance techniques to achieve the policy aims of this Plan. Therefore, detailed maintenance standards will be established for each parcel subject to this Plan. These maintenance standards shall be developed in a manner consistent with the Del Monte Forest Area LCP Land Use Plan. Maintenance standards for parcels now under the ownership control of the Del Monte Forest Foundation, or which have already been subject to study by OSAC in terms of maintenance requirements, are contained in Appendix A. Maintenance standards developed for other parcels shall be added to Appendix A as they are prepared.

Maintenance standards are subject to periodic modification by the Forest Manager to reflect changing needs in each area. The Del Monte Forest Founda-



tion will review proposed maintenance standards revisions annually to ensure that proposed changes are consistent with LCP Land Use Plan policies and the basic tenets of this Plan. The Foundation will also make appropriate changes, when requested by the County Board of Supervisors, to respond to LCP Land Use Plan revisions.



Trifolium tichocalyx

## IMPLEMENTATION

Implementation of this Open Space Management Plan requires the integration of management, personnel, and financial resources as well as the cooperation of the general public (both resident and visitor) and governmental planning agencies. The following sections describe these elements and how they will be brought together to carry out this Plan.

Management. The management direction of this Plan has initially been set by OSAC, consistent with applicable public planning policy. This function transfers to the Del Monte Forest Foundation upon adoption and certification of the Del Monte Forest Area LCP Land Use Plan and implementing programs, and as individual open space parcels are transferred to the Foundation. The Foundation will rely on the continuing advice of OSAC in amending the Plan, and when revising or adding new maintenance standards.

Personnel. Initial study indicates that full implementation of the Del Monte Forest Open Space Management Plan will require the following basic staff: a Forest Manager, a Landscape Maintenance Foreman, and four Forest Maintenance Technicians. This basic staff will be augmented from time to time with specialists and/or additional maintenance assistants as required, on either a contract, part-time employee, or volunteer basis. Job descriptions and responsibilities are outlined in the following paragraphs.

Forest Manager. The Forest Manager will have overall responsibility for implementing the policies of this Plan. The Forest Manager will be responsible for maintaining continuity between the management program of the Del Monte Forest Foundation and related programs and policies of other landowners in the Forest such as PBC and golf course owners. The Forest Manager's duties will include the preparation of annual manpower and budget projections.

The Forest Manager will have primary responsibility for day-to-day implementation of this Open Space Management Plan. The Forest Manager will provide direct supervision of the day-to-day activities of permanent staff, part-time staff, contract specialists, and volunteer personnel, will advise the Del Monte Forest Foundation concerning problems encountered in implementing the management or public education aspects of the Plan, and will establish priorities for work programs. In many respects, the Forest Manager's role is analogous to that of forest or park ranger in the National Forest and State Park systems. The Forest Manager has day-to-day responsibility for carrying out the specifics of the annual work programs.

Basic qualifications include a Bachelor's Degree in forestry or a related natural resource discipline and one or two years' experience as a forest ranger or park superintendent. Basic qualifications should also include experience in personnel and budget management of small organizations, the ability to work cooperatively with diverse interests within the Forest and in governmental agencies, and an understanding of the Del Monte Forest and the long-range objectives of this Open Space Management Plan.

**Landscape Maintenance Foreman.** The Landscape Maintenance Foreman will be the principal field person and will set daily work priorities for the four Forest Maintenance Technicians. Ideally, the Landscape Maintenance Foreman will be experienced in supervising small construction or survey crews and will have firsthand experience in the operation and maintenance of power tools and light equipment. The basic qualifications will include 3-5 years' experience in general construction or landscape maintenance of park or forest lands, a thorough familiarity with the plant materials of the Del Monte Forest, and a sensitivity to the conservation maintenance goals and policies of this Plan.

**Forest Maintenance Technician.** Forest Maintenance Technicians will work with the Landscape Maintenance Foreman in day-to-day work in carrying out the Plan. Basic qualifications for these positions include a high school education or equivalent, one year's experience in landscape maintenance, and a willingness to engage in physical work. Four Forest Maintenance Technicians are projected to be needed at the time the Foundation is managing all open space within the Forest. It is desirable that each technician have different capabilities (i.e., experience in equipment operation, etc.).

**Part-Time or Contract Personnel.** It is contemplated that from time to time needs will arise for specialized personnel, such as tree surgeons, landscape contractors, or additional staff to deal with seasonal fluctuation of workload. These personnel will be retained at the discretion of the Forest Manager and will be responsible to the Forest Manager unless otherwise directed.



Workload/Budget Projections. Workload estimates for the open space management staff are presented in Table B. These have been derived from an evaluation of the historic Forest maintenance workloads experienced by the Pebble Beach Company maintenance staff, adjusted to reflect the changing emphasis of activity necessary to achieve the policies for open space maintenance described in this Plan. The workload levels projected are for the entire open space area of the Forest and represent a consensus of the committee members and the consultant based on the available information. They are, however, estimates and subject to revision as the parameters affecting cost are refined. It should also be kept in mind that costs of maintenance will progressively increase only as open space lands are acquired by the Foundation. Therefore, total costs will not be realized until all lands are under the control of the Foundation.

Phased Implementation. Under this Plan, the Pebble Beach Company has indicated that, upon recommendation by OSAC, adoption by the Del Monte Forest Foundation, approval by the County, and certification by the California Coastal Commission, the policies of this Plan will be explained to the maintenance personnel of that organization and will be implemented on a time-available basis. The Pebble Beach Company proposes to designate an interim Forest Manager to ensure continuity between PBC's present maintenance activities and the policies of the Open Space Management Plan.

It is intended that there will be a transition of management responsibility from the interim manager to the Del Monte Forest Foundation as soon as the Foundation can begin providing maintenance functions. The Pebble Beach Company is presently contracting with the Foundation to provide maintenance services as an alternative to direct employment of personnel by the Foundation, as a means of getting started.

Education Program. An important element of this Open Space Management Plan is effectively advising the residents and visitors of the Forest of the significant environmental qualities inherent in the Forest, and the role that the individual can play in helping the Foundation realize all of the Plan goals. Examples of the education programs that may be possible are described below. Responsibility for their implementation rests with the Forest Manager and the Del Monte Forest Foundation.

Programs Aimed at Forest Residents.

- "Open Space Management" column in DMFPO newsletters.

ANNUAL BUDGET ESTIMATE  
(1981 DOLLARS)

LSA

Budget Factor	Estimated Initial Cost <sup>1</sup>	Estimated Ultimate Cost <sup>2</sup>
Personnel <sup>3</sup>		
Forest Manager		\$ 32,500
Landscape Maintenance Foreman		22,000
Forest Maintenance Technician (4 @ \$15,500)		62,000
Specialty contractors		15,000
Insurance		3,000
Equipment		10,000
Office and miscellaneous		<u>10,000</u>
Total estimated annual budget	<u>\$25,000</u>	<u>\$154,500</u>

<sup>1</sup>Based on lands now owned by the Del Monte Forest Foundation.

<sup>2</sup>Assumes all open space is subject to management control of the Foundation.

<sup>3</sup>Reflects total payroll costs (salary plus benefits and taxes).



- Fund-raising events for Open Space Capital Improvements and Acquisition Fund.<sup>1</sup>
- Establish an endowment fund.<sup>1,2</sup>
- Docent training program conducted by Forest Manager for Forest residents who wish to contribute time to maintaining the environment of the Forest and educating the public.
- Forest Manager presentations to civic bodies.

Programs Aimed at Visitors.

- Modification of entry gate handout to inform visitors of open space management goals, rules for access to sensitive areas, do's and don'ts.
- Forest Information Center with "open space" visitor accessories unique to Del Monte Forest (e.g., note cards, stationery, etc.).<sup>1</sup>
- Pre-recorded tape "tours" of 17-Mile Drive for rent.<sup>1</sup>
- Popular publications series on the natural environment of the Forest as a form for naturalist communication to the public. For sale to visitors.<sup>1</sup>
- "Guides" for tour buses.
- Slide "tours" for sale to visitors.

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<sup>1</sup>Indicates programs with potential for revenue generation.

<sup>2</sup>Tax-exempt endowment funds have been established to accept donations for the management of Forest open space.

APPENDIX



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APPENDIX A  
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FOREST MAINTENANCE STANDARDS

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FOREST MAINTENANCE STANDARD  
FOR SFB MORSE BOTANICAL RESERVE  
(PARCEL NO. 1)

SITE LOCATION

The SFB Morse Botanical Reserve is located within the Gowen Cypress Planning Area in two parcels to the south and east of Congress Road. The present and proposed ultimate boundaries are shown on the attached map.

SUMMARY DESCRIPTION

The SFB Morse Botanical Reserve was established in 1972 pursuant to a condition established by the Monterey County Board of Supervisors in conjunction with the granting of a sand mining permit for an adjacent area. The Botanical Reserve was established to protect the endangered Gowen cypress, as well as other species or associations of species found only on the acidic clay-pan soils found in this area (e.g., Bishop pine/Monterey pine mixed forest, bear grass). Subsequently, other rare or endangered species have been identified in the botanical reserve, including Eastwood's haplopappus (Ericameria fasciculata) and Monterey clover (Trifolium trichocalyx). The area contains about 85 acres and is proposed for expansion to about twice that size in conjunction with implementation of LCP Land Use Plans for the Forest.

BASIC MAINTENANCE STANDARD

- II-1. Manage for preservation of conditions that are favorable for sustaining rare plant associations or typical forest community examples.
- II-2. Manage boundary areas to prevent external influences from adversely affecting plant vigor, and review development proposals in these areas through the maintenance standard development process to certify consistency with this policy.
- II-3. Foster long-term retention of the Gowen cypress/Bishop pine area diversity by enlarging the SFB Morse Botanical Reserve, consistent with the recommendations of the OSAC naturalists, as outlined in applicable maintenance standards.
- II-4. Develop self-guided walking trails and signing programs with volunteer docent guides to act as interpreters to facilitate public enjoyment and education and to avoid overuse of sensitive sites, all consistent with environmentally sensitive habitat criteria where applicable.

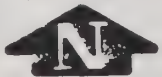


# SFB MORSE BOTANICAL RESERVE

RELOCATE TRAIL  
OUT OF VALLEY BOTTOM

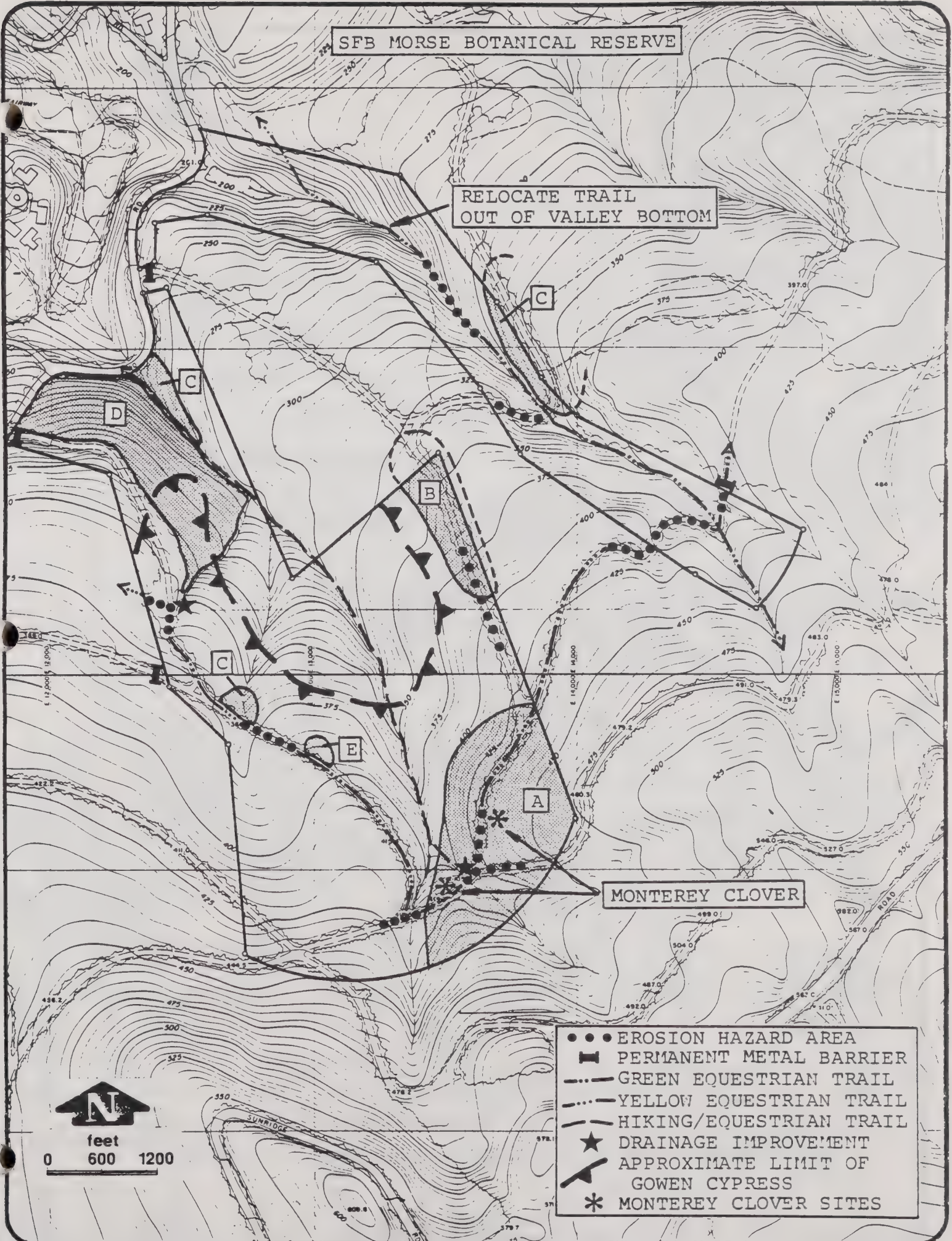
MONTEREY CLOVER

- EROSION HAZARD AREA
- PERMANENT METAL BARRIER
- GREEN EQUESTRIAN TRAIL
- .... YELLOW EQUESTRIAN TRAIL
- - - HIKING/EQUESTRIAN TRAIL
- ★ DRAINAGE IMPROVEMENT
- ▲ APPROXIMATE LIMIT OF GOWEN CYPRESS
- \* MONTEREY CLOVER SITES



feet

0 600 1200







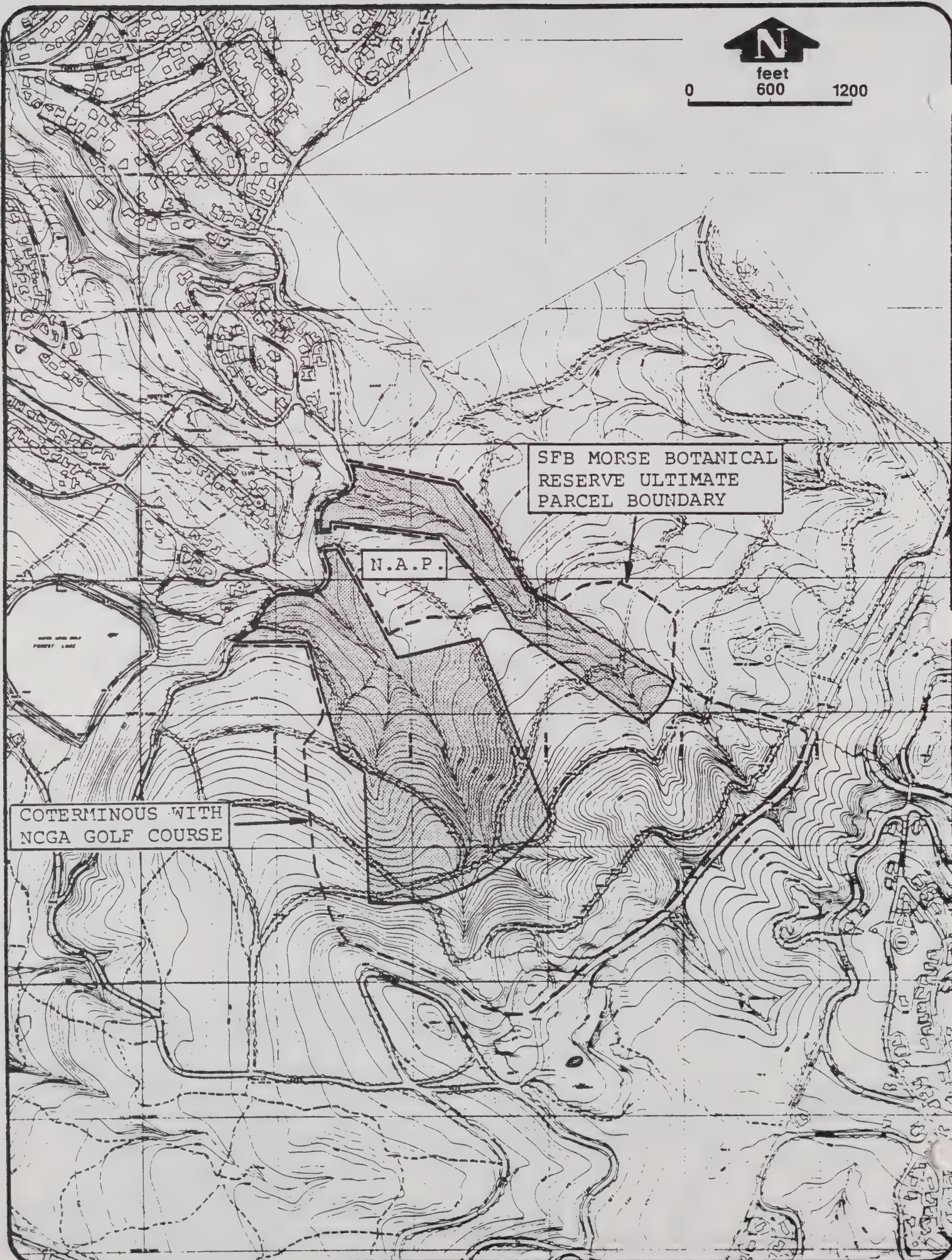
0 feet 600 1200

SFB MORSE BOTANICAL  
RESERVE ULTIMATE  
PARCEL BOUNDARY

N.A.P.

COTERMINOUS WITH  
NCGA GOLF COURSE

WATER AND ONLY  
FOREST LAKE





- II-5. Restrict pedestrian access, if necessary, to protect rare or endangered species in heavily visited areas from overuse.
- II-6. Eliminate invading exotic species.
- II-7. (Not applicable to this parcel.)
- II-8. Prohibit off-road vehicle access.

#### SPECIFIC MAINTENANCE STANDARDS

1. Prescribed burns shall be conducted periodically to permit nature to restore natural ecological successional patterns within the SFB Morse Botanical Reserve. Burns shall be restricted to small areas each year with the goal of burning all suitable areas periodically. The details of this program are to be worked out with the input of a specialist in controlled burns. In general, as an initial guide, the criterion for when a burn is appropriate shall be when the dead/live ratio of biomass in a given area exceeds 50%. A detailed burn plan for the entire area shall be established before the first burn occurs. Area "D" on the attached map indicates the proposed area for the initial burn(s).
2. Trails or roads not indicated on the attached map as permanent should be scarified and permitted to return to a natural state.
3. Areas now subject to erosion should be restored and maintained in a non-erosive condition. Based on existing conditions, no special work need be done except: a) wherever road or trail grades exceed 15%, water loss or other drainage management devices should be installed to restore more natural conditions, and b) wherever indicated on the attached map, corrective work should be performed to prevent sedimentation and erosion beyond roadways (e.g., energy dissipators, non-erosive drains).
4. Dead trees shall be permitted to stand until felled by wind or other natural causes. Fallen trees shall be allowed to decompose in place. The sole exception is for trees within 50 feet of existing roadways or trails that present safety hazards. Heavy equipment may not be used off the roadways in tree-felling operations.
5. Areas indicated "C" on the attached map shall be priority areas for removal of exotic plants.
6. The refuse dump at location "E" on the map shall be removed and exotic introduced plants (Oxalis pes-caprae) noted growing there eradicated.

7. The Forest Manager shall review plans for subdivision or development of adjacent areas to ensure that drainage which might be detrimental to achieving the management objectives and policies for the SFB Morse Botanical Reserve are not jeopardized.
8. Shaggy-barked manzanita, Ceanothus rigidus, Rosa pinetorum, Gaultheria shallon, Arctostaphylos hookeri, and Castanopsis chrysophylla shall all be considered as desirable understory plants.
9. Relocate "Green" horse trail out of streambed to prevent erosion.
10. Man-made impoundments are deemed to be inconsistent with the management objectives and policies for the SFB Morse Botanical Reserve.
11. Motor vehicle access to the area, except for maintenance vehicles, shall be denied by installation of sturdy metal gates of tasteful design erected at the road entries shown on the attached map. Pedestrian turnstiles that are motorcycle-proof shall be installed at each permanent entrance. Barriers are not required where design of adjacent development would not permit access.
12. All streams, including intermittent channels, and a band 50' either side of the streamcourse shall be managed pursuant to riparian area policies.

#### MANAGEMENT TECHNIQUES

1. Prescribed burns are considered a necessary management technique to sustain the natural conditions under which the vegetative association of the SFB Morse Botanical Reserve have evolved. The goal should be to burn the entire 85-acre Reserve periodically, in small annual burns of about 5 acres (burn rotation).
2. The use of non-persistent herbicides (e.g., Roundup) that are known to be effective in the removal of pampas grass and Hottentot fig is permissible, with discretion. The exception is that such herbicides shall not be used within Area "A" on the attached map until the location and status of Monterey clover, an endangered species, have been determined.
3. The use of heavy equipment is permissible in maintaining existing fire roads, provided the equipment does not operate off the roads and hand techniques are used for final work where there is a hazard of downstream sedimentation.

<u>PREPARED BY:</u>	James Griffin, Vern Yadon, Larry Seeman
<u>EFFECTIVE DATE:</u>	January 1, 1980
<u>DATE OF LAST REVISION:</u>	January 1, 1980



FOREST MAINTENANCE STANDARD  
FOR CROCKER CYPRESS GROVE  
(PARCEL NO. 2)

SITE LOCATION

The Crocker Cypress Grove is located midway between Cypress and Pescadero Points. It is bounded on the north by Portola Road, on the east by Madre Lane, and on the south and west by 17-Mile Drive (see attached map).

SUMMARY DESCRIPTION

The Crocker Cypress Grove is a prime example of first-growth Monterey cypress forest. It was set aside as a natural reserve and picnic area in 1952.

BASIC MAINTENANCE STANDARDS

- II-1. Manage for preservation of conditions that are favorable for sustaining rare plant associations or typical forest community examples.
- II-2. Manage boundary areas to prevent external influences from adversely affecting plant vigor, and review development proposals in these areas through the maintenance standard development process to certify consistency with this policy.
- II-3. Foster long-term retention of the Gowen cypress/Bishop pine area diversity by enlarging the SFB Morse Botanical Reserve, consistent with the recommendations of the OSAC naturalists, as outlined in Maintenance Standard No. 1.
- II-4. Develop self-guided walking trails and signing programs with volunteer docent guides to act as interpreters to facilitate public enjoyment and education and to avoid overuse of sensitive sites, all consistent with environmentally sensitive habitat area criteria, where applicable.
- II-5. Restrict pedestrian access, if necessary, to protect rare or endangered species in heavily visited areas from overuse.
- II-6. Eliminate invading exotic species.
- II-7. (Not applicable to this parcel.)

feet  
200

400

CROCKER CYPRESS GROVE

POSSIBLE ALTERNATE  
DRAIN ROUTE

RECENTLY  
INSTALLED DRAIN

ERADICATE  
KIKIYU GRASS

POLE LINE

REMOVE DILAPIDATED  
PICNIC BENCHES

ERADICATE  
PAMPAS GRASS

CONSTRUCT PEDESTRIAN TRAILS ALONG ROAD  
NO PENETRATION OF THE GROVE PERMITTED

IMPROVE VISITOR PARKING  
FOR 10 AUTOMOBILES. PLACE  
PEDESTRIAN BARRIERS  
AROUND PARKING AREA. POST  
EDUCATIONAL SIGNAGE.



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II-8. Prohibit off-road vehicle access.

SPECIFIC MAINTENANCE STANDARDS

1. The primary goal for the management of the Crocker Cypress Grove is to protect the grove as an entity, rather than to protect individual trees.
2. Because of the nature of the Grove, its open understory, and its proximity to 17-Mile Drive, special consideration should be given to protecting the scenic vista into the Grove from adjoining roadways.
3. At present, overhead powerlines parallel 17-Mile Drive along the perimeter of the site, and utility company pruning has occurred in the past with little regard for the scenic and ecologic value of the Grove. The Forest Manager shall consult with utility company maintenance crews whenever pruning operations occur to ensure no unnecessary limb removal, consistent with safety.
4. The few remaining park benches scattered throughout the Grove should be removed. The only benches that should remain are those at the unimproved visitor turnout adjacent to 17-Mile Drive, as shown on the map.
5. The Forest Manager shall periodically monitor the Grove for cypress canker.
6. Within 50' of the adjoining roadways, dead trees and deadfall should be removed. In other areas, no tree removal or pruning of any kind should occur. All forest duff and fallen trees should be permitted to decompose in place.
7. If a future opportunity presents itself, overhead lines on the perimeter of the site should be placed underground.
8. No trails should be developed.
9. At the utility box at the southernmost corner of the grove, an exotic species, Kikuyu grass, is invading. Eradication of this grass should be a high priority.
10. Drainage from Portola Road recently diverted into the Grove has the potential to adversely affect the vigor of a portion of the Grove shown on the map as Area "B". The situation should be monitored, and alternatives to the present drainage system investigated by an engineer. The drainage should be rerouted as soon as possible. In the meantime, ponding should not be permitted to occur.

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### MANAGEMENT TECHNIQUES

1. Prescribed burns should not be considered as a forest management tool for the Crocker Cypress Grove, as the goals of regeneration in this area are achievable through measures such as control of forest canopy openings or direct planting of seedlings as required.
2. Heavy equipment should not be permitted within the Grove.
3. Non-persistent herbicides (e.g., Roundup) may be used with discretion to remove invading exotic plants.

### PREPARED BY:

Vern Yadon  
Jim Griffin  
Larry Seeman

EFFECTIVE DATE: January 1, 1980

DATE OF LAST REVISION: April 11, 1983



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FOREST MAINTENANCE STANDARD  
FOR PESCADERO CANYON  
(PARCEL NO. 3)

SITE LOCATION

Pescadero Canyon is located at the easterly end of the Del Monte Forest. The open-space parcel is bounded on the north by 17-Mile Drive and on the south by the city limit of Carmel (see attached map).

SUMMARY DESCRIPTION

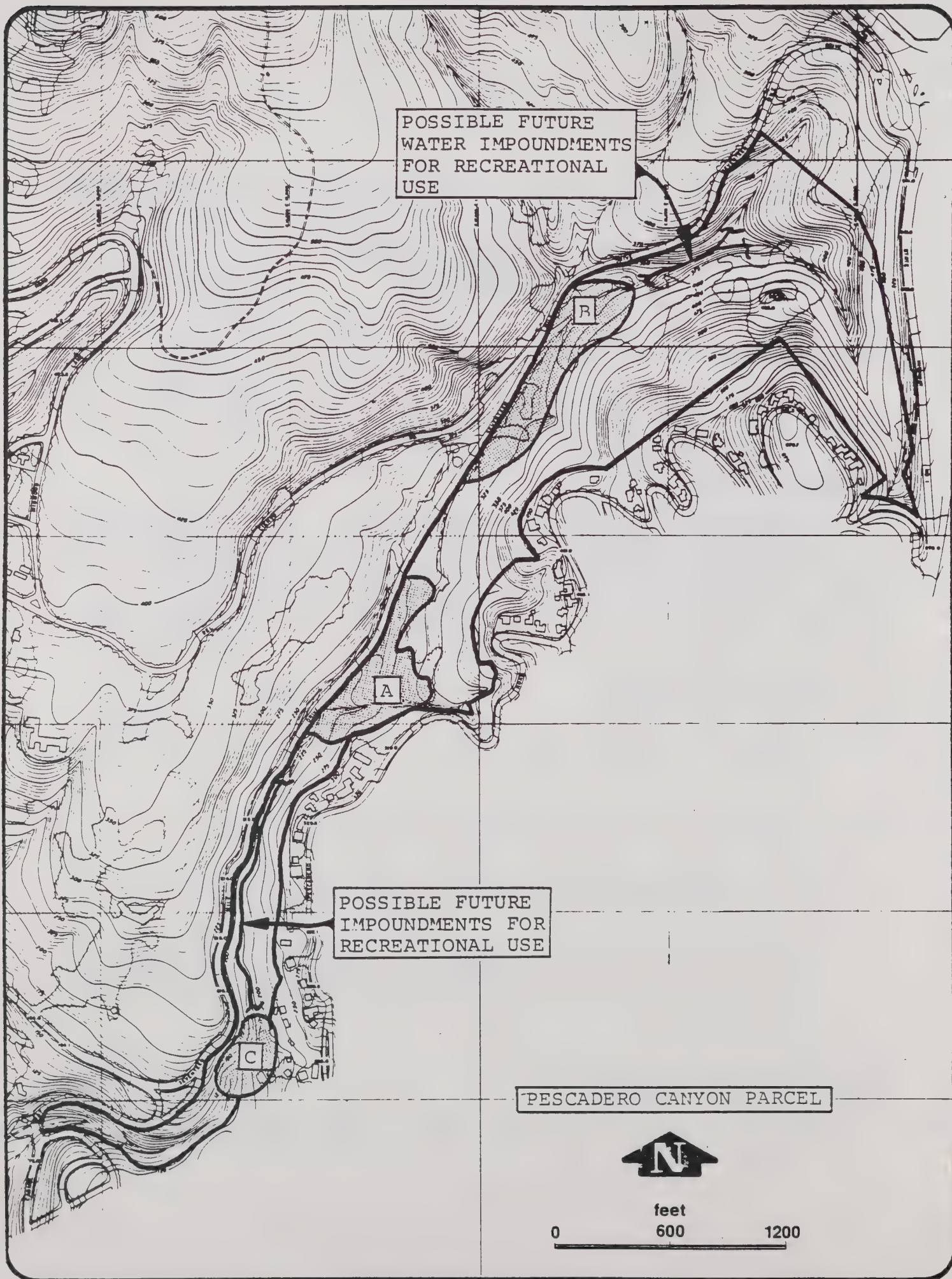
Pescadero Canyon open space consists primarily of the immediate watershed and streamcourse of Pescadero Creek on the south side of 17-Mile Drive. The terrain is extremely varied and access to much of the area is difficult, even though 17-Mile Drive adjoins. There are several areas suitable for more intensive visitor use if clearing can occur and provided trail access is made available. The area is proposed to be enlarged when the 1977 Plan and agreement are implemented.

BASIC MAINTENANCE STANDARDS

- IV-1. Manage open forested areas to maintain the existing forest character and generally improve stand condition and encourage a diverse under-story.
- IV-2. Where necessary and feasible to protect the forest cover, treat existing or potential disease and insect infestation problems.
- IV-3. Perform necessary measures to assure human health and safety. These may include removal of hazardous trees and fuel management.
- IV-4. Where applicable when carrying out Policies IV-1 through IV-3, generally apply the principles of urban forest management employed by the U.S. Forest Service and California Department of Forestry in similar urbanizing environments. This may include use of prescribed burns.
- IV-5. Eliminate invading exotic species.

SPECIFIC MAINTENANCE STANDARDS

- 1. Concentrate in Area "C" initially to remove exotic plant material.





2. Dense concentrations of brush, including poison hemlock and poison oak, occur in Area "A", constituting a fire hazard and an obstacle to use of the area. Removal through mechanical or controlled burn techniques should be an early priority. The area when cleared is suitable for more intense public use (e.g., a 17-Mile Drive turnout and picnic benches).
3. The Forest Manager should investigate the easterly bowl area of this open space area for the potential of hiking trails open to visitors to 17-Mile Drive.
4. Area "B" should be maintained as grassland in order to maintain and enhance the park-like qualities of Pescadero Valley. Brush invasion should be discouraged.
5. Generally, the Forest Manager should be alert to introduction of exotic plant materials from adjoining Carmel residential lots and eradicate wherever detected.
6. The entire reach of Pescadero Creek and the riparian zone bounding the stream within the open space parcel shall be maintained pursuant to riparian policies of the Open Space Management Plan. Development of small impoundments is encouraged in this watershed wherever they would enhance habitat value or provide an aquatic amenity for visitors and residents.
7. Runoff from the Pescadero Canyon area enters the Carmel Bay ASBS. Every effort shall be made, in the management practices applied throughout this area, to minimize runoff, erosion, and sedimentation. Runoff rates and volumes should not be permitted to increase as a result of any improvements or management practices undertaken in this area, without substantial offsetting benefits to the ecologic balance of this area being recognized.

#### MANAGEMENT TECHNIQUES

1. Prescribed burning is an acceptable management technique in the Pescadero area and may be the only economically feasible clearing technique in Area "A".
2. The use of non-persistent herbicides is an acceptable management technique.
3. Heavy equipment may be used as an alternative to controlled burn as a means of initial brush clearance in Area "A".

PREPARED BY:

James Griffin  
Larry Seeman  
Vern Yadon

EFFECTIVE DATE: January 1, 1980

DATE OF LAST REVISION: January 1, 1980



FOREST MAINTENANCE STANDARD  
FOR SHEPHERDS KNOLL  
(PARCEL NO. 4)

SITE DESCRIPTION

Site Location. . Shepherds Knoll; a portion of the Scenic Drive annexation, off Los Altos Drive, Monterey, California; Assessor's Parcel No. 8-131-14.

Site Characteristics.

- 1) Size: 19.67 acres.
- 2) Primary use: 55-unit condominium.
- 3) Slope and soils: Low, steep slopes (10%-45%) (Aguajito Shale), moderate erosion potential.
- 4) Hydrology: Lies within a 1,300-acre watershed of the Mar Vista and Skyline Drive areas of Monterey.
- 5) Vegetation: Dominant forest cover is Monterey pine. Other tree and understory species include:
  - Manzanita
  - Currant
  - Poison oak
  - Blackberry
  - Various herbs
- 6) Scenic resources: Site is within distant view of downtown Monterey. Comprises part of a Monterey pine forest forming a scenic backdrop for Monterey.
- 7) Potential economic uses of forest resource: Open space around condominium.
- 8) Evaluation of significant forest resource values and potential:
  - a) watershed (important)
  - b) wildlife habitat (important)
  - c) visual resources (important)

## DEFINITIONS

Forest Management Area (FMA). That portion of subject parcel which is presently forested and lies beyond the immediate vicinity of the permitted condominium (i.e., more than 50' distant) within the 19.67-acre Shepherds Knoll parcel.

Landmark tree. Any living native tree more than 24" in diameter.

Significant tree. Any living tree more than 12" in diameter.

Retained tree. Any significant tree not shown for removal on approved final site plan submitted in compliance with coastal development permit.

Diameter (dbh). Thickness of main trunk of tree as measured at 4' above average ground surface at base of tree ("diameter at breast height").

Dripline. The outer edge of the area beneath the crown of a tree.

Greenbelt. An area around the condominium development, about 50' in width, which for purposes of fire protection is kept free of highly flammable vegetation and is stabilized with green, growing plants.

## OBJECTIVES OF PLAN

Minimize erosion (in order to prevent soil loss and, ultimately, siltation of downstream storm drains).

Preserve natural habitat (includes native pine forest, understory vegetation, and association wildlife onsite).

Prevent forest fire (i.e., uncontrolled fires).

Preserve scenic forest canopy (as viewed by public from downtown Monterey and Shepherds Knoll lookout).

Preserve landmark trees (if any).

## MANAGEMENT MEASURES (Applies to Forest Management Area Only)

Tree Removal. No significant tree shall be removed without a separate Coastal Development Permit (other than trees designated for removal on the approved site plan) unless diseased or hazardous, as designated by a qualified forester.



**Application Requirements.** Where a Coastal Development Permit is required, trees proposed for removal will be conspicuously marked by flagging or paint. A site plan showing the location of each significant tree to be removed will accompany the application. If a substantial number of trees is requested for removal, they will generally be distributed over a wide area so that the overall unbroken appearance of the forest canopy is not altered.

**Waiver of Permit Requirements.** It is understood that the Executive Director of the California Coastal Commission (or the Regional Commission, if any) may waive the requirement to obtain a Coastal Development Permit in the following instances:

- 1) removal of diseased tree(s) which threaten to spread contagion to nearby healthy trees;
- 2) removal of dangerous tree(s) which present a clear and imminent threat to human life or property;
- 3) outside the FMA, removal of tree(s) where needed to allow construction of the condominium units and roads.

**Landmark Trees.** All landmark trees will be protected from damage if not required to be removed under the above instances.

**Dead Trees.** Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds), large dead trees (beyond the greenbelt) will normally be left in place. Smaller dead trees will normally be removed in order to reduce fire hazard. Because no Coastal Development Permit is needed for their removal, dead trees may be removed at the convenience of the owner, provided such removal is otherwise in conformance with this Plan and designated by a qualified forester.

**Thinning.** Non-significant trees, where weak, diseased, or overcrowded, may be thinned to promote the growth of neighboring trees. Subject to the above permit requirements, significant trees may be removed for the same purpose.

**Replacement Trees.** Within the FMA, wherever a significant gap between trees develops (i.e., 30 feet or more between driplines), a seedling Monterey pine will be planted in the clearing except where clearings presently exist. Exceptions will be made where a suitable seedling already exists, and in those portions of the FMA presently unforested. No tree species except Monterey pine will be counted as replacement trees. Every effort will be made to secure seedlings from within the FMA or neighboring parcels, rather than from nursery stock (due to hazard conditions) of one-gallon size.

Protection of Trees. All significant and replacement trees, other than those approved for removal, shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s), may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards.

Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

Fire Prevention. In addition to any measures required by local or California Department of Forestry fire authorities, owner will:

- a. maintain spark arrester screen atop chimney;
- b. maintain spark arresters on gasoline-powered equipment;
- c. establish "greenbelt" by keeping vegetation around house (to a distance of at least 50') in a green, growing condition;
- d. break up and clear away any dense accumulations of dead or dry underbrush or plant litter, especially near landmark trees and within greenbelt.

Use of Fire (for Clearing, Etc.). Open fires will be set or allowed within the FMA only as a forest management tool under the direction of Department of Forestry authorities, pursuant to local fire ordinances and directives.

Clearing Methods. Brush and other undergrowth, if removed, will be cleared through method(s) which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice. Use of fire and herbicides will be subject to the limitations listed elsewhere in this Plan.

Areas laid bare by clearing, other than firebreaks, will be sown with annual rye grass (if nothing else is to be planted in the area). Sowing of cleared areas will be completed prior to the onset of the winter rainy season.

Irrigation. In order to avoid further depletion of groundwater resources, prevent root disease, and otherwise maintain favorable conditions



for the native pine forest, the FMA will not be irrigated except within the greenbelt area. Caution will be exercised to avoid overwatering around the trees within the greenbelt.

Exotic Plants. Care will be taken to eradicate, and to avoid introduction of, the following pest species:

- a. Pampas grass
- b. Genista (Scotch broom, French broom)
- c. Eucalyptus (large types)

#### AMENDMENTS

It is understood that the Executive Director of the California Coastal Commission (or of the Regional Commission, if any) may, in consultation with the California Department of Forestry, approve amendments to this Plan, provided that such amendments are consistent with the provisions of the Coastal Development Permit.

#### COMPLIANCE

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Coastal Development Permit.

#### TRANSFER OF RESPONSIBILITY

This Plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of change in ~~owner-~~ship this Plan shall be as binding on the new owner(s) as it is on the present owner. To this end, this Plan will be conveyed to the future owner upon sale of the property.

#### SUBMITTED BY:

Prim Investments  
650 California Street  
San Francisco, CA 94108

Signed: \_\_\_\_\_ (original signed)

Date: \_\_\_\_\_ (original dated)

ACCEPTED BY:

Edward Y. Brown  
Executive Director  
California Coastal Commission  
Central Coast Regional Commission

Signed: \_\_\_\_\_ (original signed)

Date: \_\_\_\_\_ (original dated)



FOREST MAINTENANCE STANDARD  
FOR COASTAL STRIP  
POINT JOE TO PESCADERO POINT  
(PARCEL NO. 5)

SITE LOCATION

The Point Joe to Pescadero Point coastal strip includes all of the property between Point Joe and Cypress Point seaward of 17-Mile Drive (see attached Figure 1).

SUMMARY DESCRIPTION

The coastal strip from Point Joe to Pescadero Point consists primarily of open land fronting on the ocean. This area provides the primary physical and visual access to the coast for both residents and visitors to 17-Mile Drive.

There are a total of 14 visitor "turnouts"<sup>1</sup> along this segment of 17-Mile Drive. Visitor use of these turnouts, based on a survey of visitor use conducted on Labor Day weekend, 1979, is shown in Figure 2 and Table A. The significance of these survey data is that they are indicative of the relative use preference of visitors along the immediate coastal strip. Coastal access is an important element of the Del Monte Forest Area LCP Land Use Plan and hence must be provided where specified in that Plan (Access Plan) and where consistent with long-term protection of the natural resources of the area.

In general, the coastal property between Point Joe and Cypress Point is owned by the Pebble Beach Company, but is in scenic easement. Exceptions occur at Point Joe, where the Monterey Peninsula Country Club owns a small portion of the land seaward of 17-Mile Drive, and at Cypress Point, where all of the area between 17-Mile Drive and the ocean is privately owned by the Cypress Point Country Club.

From Cypress Point to Pescadero Point, most of the zone between 17-Mile Drive and the shoreline was subdivided into large lots (e.g., +5 acres) many years ago. However, three turnouts have been retained by the Pebble Beach Company, also in scenic easement, as public access points. They are known as Cypress Point turnout, Midway Point turnout (Lone Cypress), and Pescadero Point turnout (Witch Tree). All are shown in Figure 1. Pescadero Point itself is in the private ownership of the Hill family.

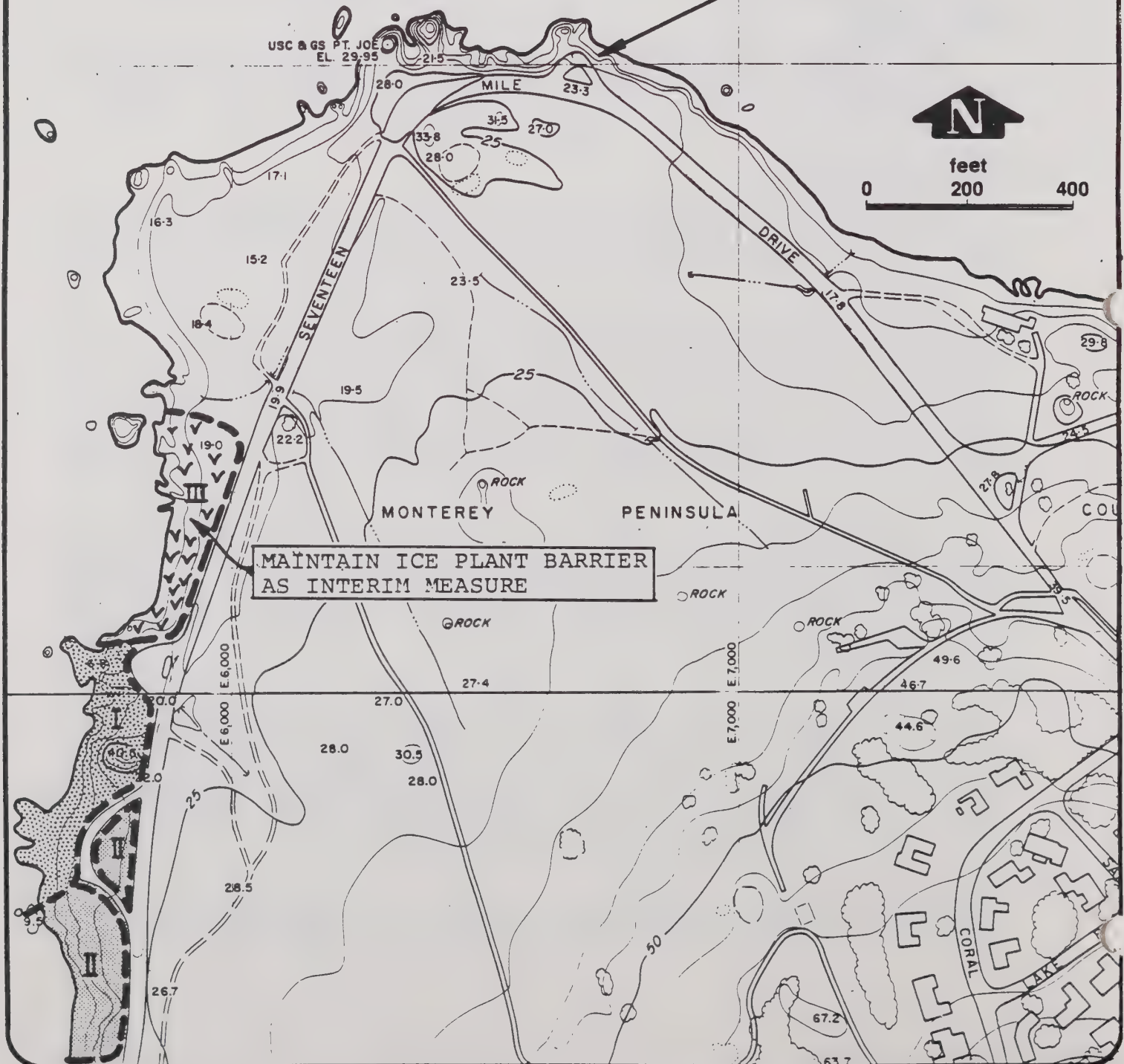
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<sup>1</sup>Areas where parking is provided or has been made possible by cars simply being driven on and crushing vegetation over an extended period of time.

## COASTAL STRIP PARCEL

- REHABILITATION PRIORITY I
- REHABILITATION PRIORITY II
- REHABILITATION PRIORITY III

POINT JOE

PROVIDE 35 AUTO  
PARKING SPACESUSC & GS PT. JOE  
EL. 29.950 feet  
200 400



RETAIN ICE PLANT  
AS BARRIER

ELIMINATE EXCESS ROADWAYS

MAINTAIN PERENIAL  
WILDFLOWER MEADOW

ROTATE PUBLIC ACCESS  
EVERY TWO YEARS TO  
ALLOW RESOURCE RECOVERY

PROVIDE TOTAL  
OF 125 AUTO  
SPACES

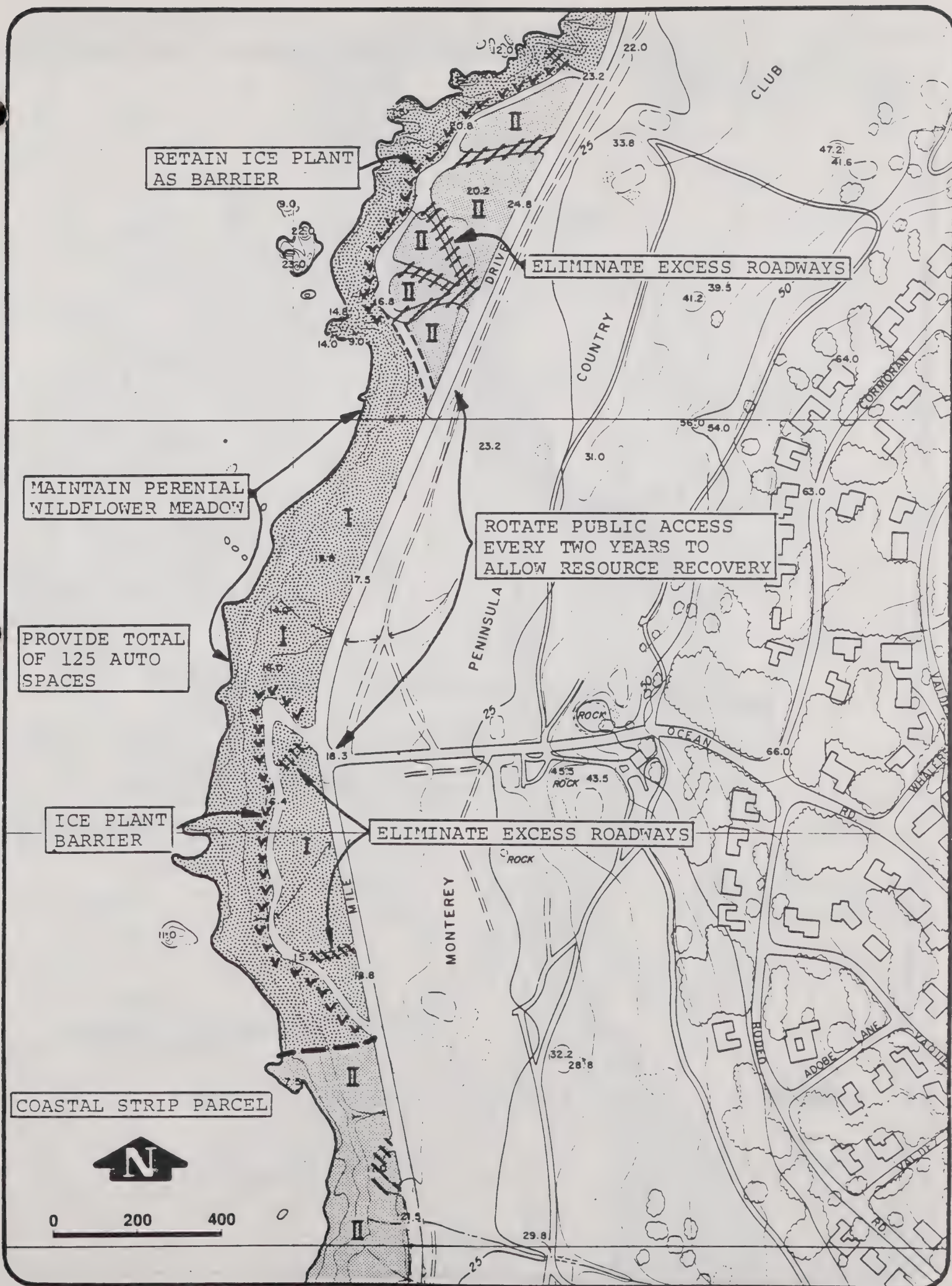
ICE PLANT  
BARRIER

ELIMINATE EXCESS ROADWAYS

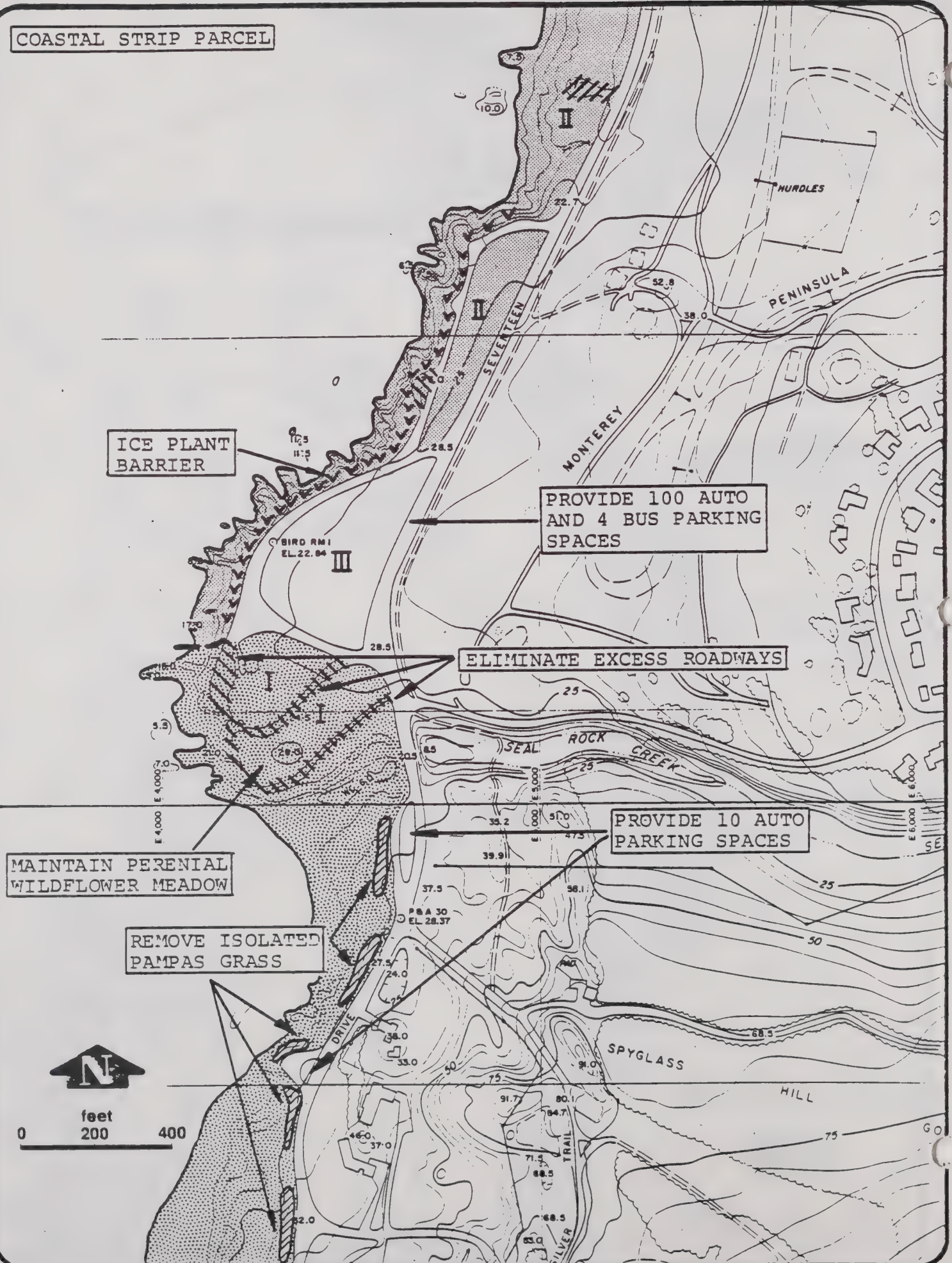
COASTAL STRIP PARCEL



0 200 400



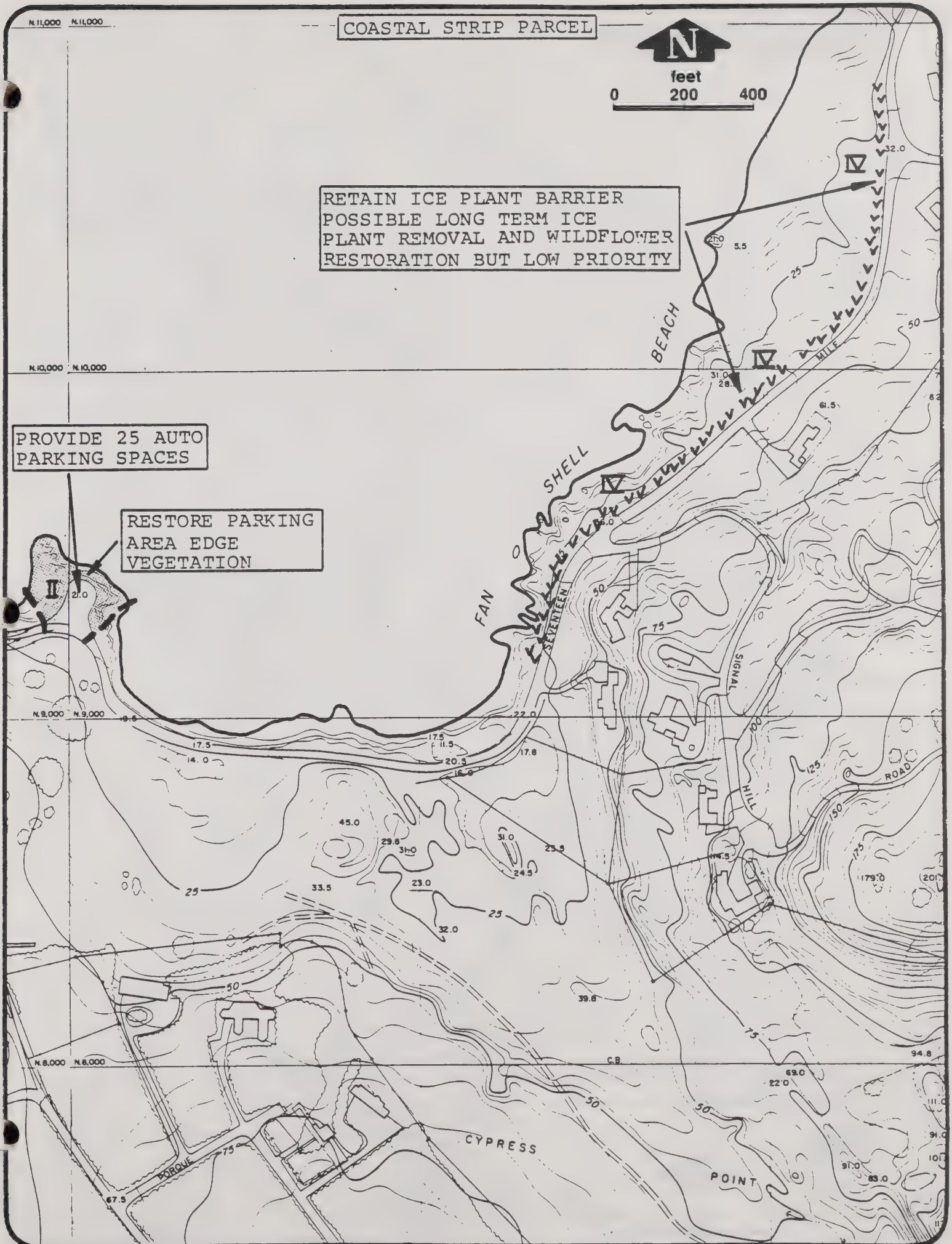




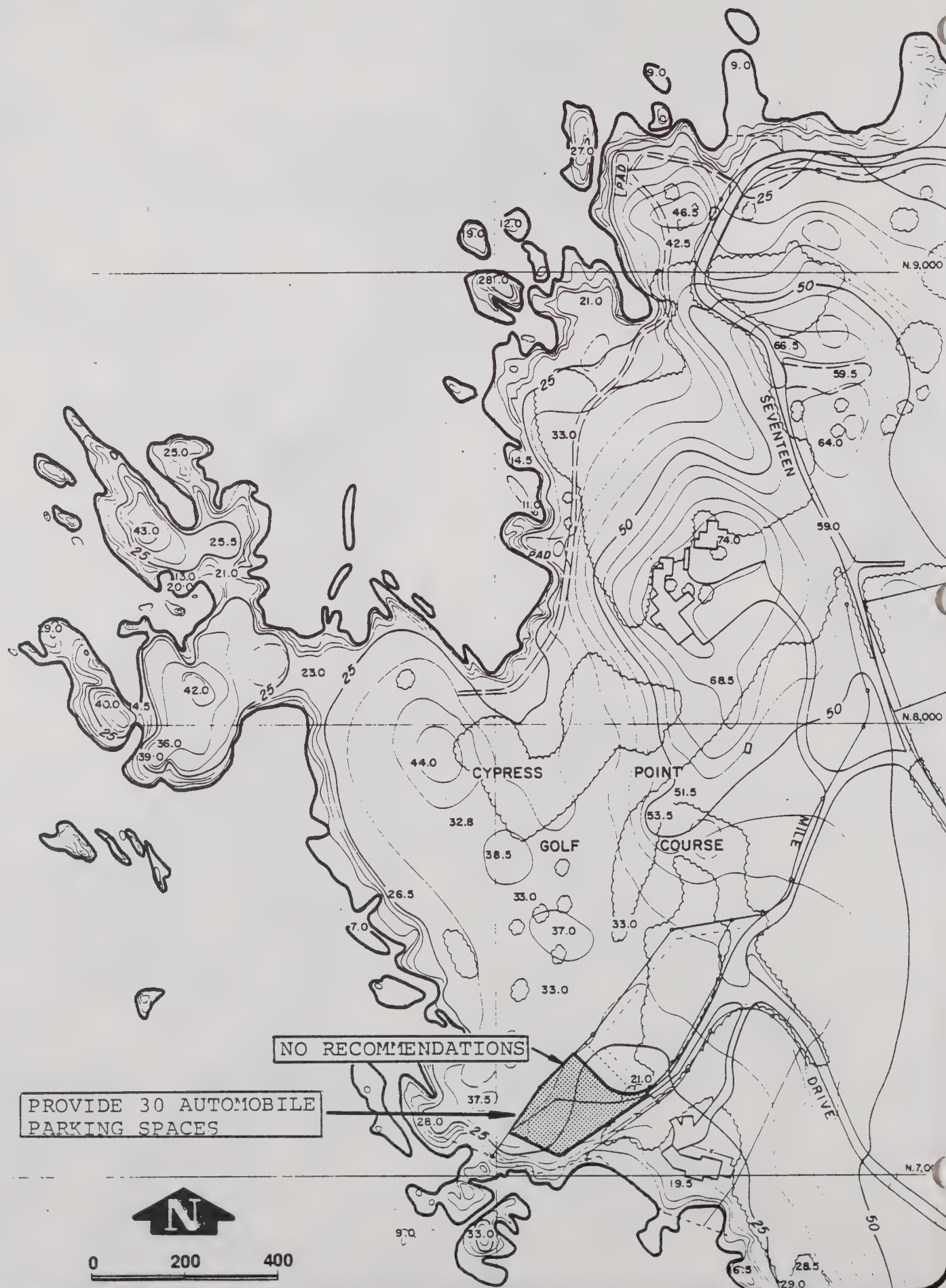




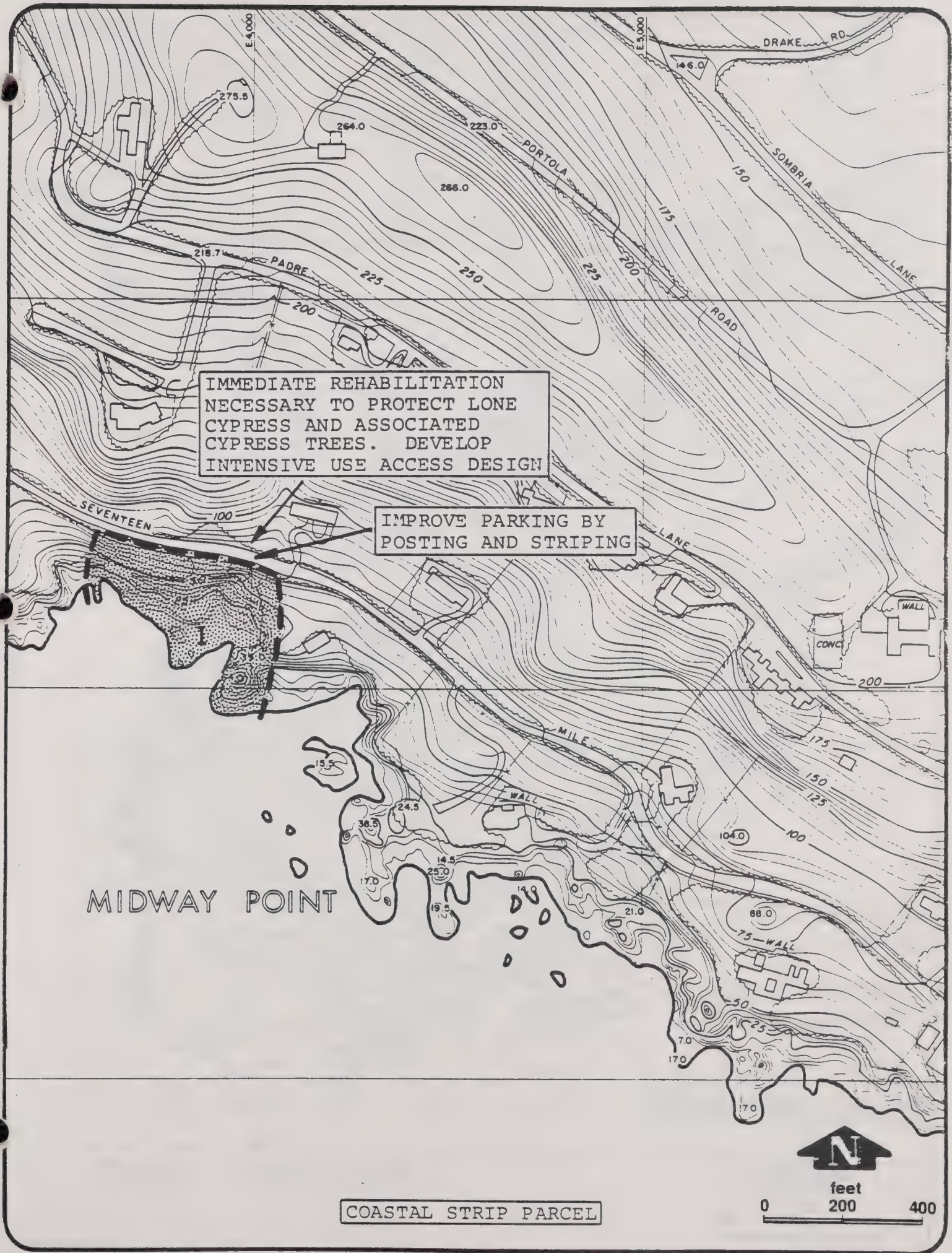
RESTORE PARKING  
AREA EDGE  
VEGETATION



## COASTAL STRIP PARCEL







IMMEDIATE REHABILITATION  
NECESSARY TO PROTECT LONE  
CYPRESS AND ASSOCIATED  
CYPRESS TREES. DEVELOP  
INTENSIVE USE ACCESS DESIGN

IMPROVE PARKING BY  
POSTING AND STRIPING

MIDWAY POINT

COASTAL STRIP PARCEL





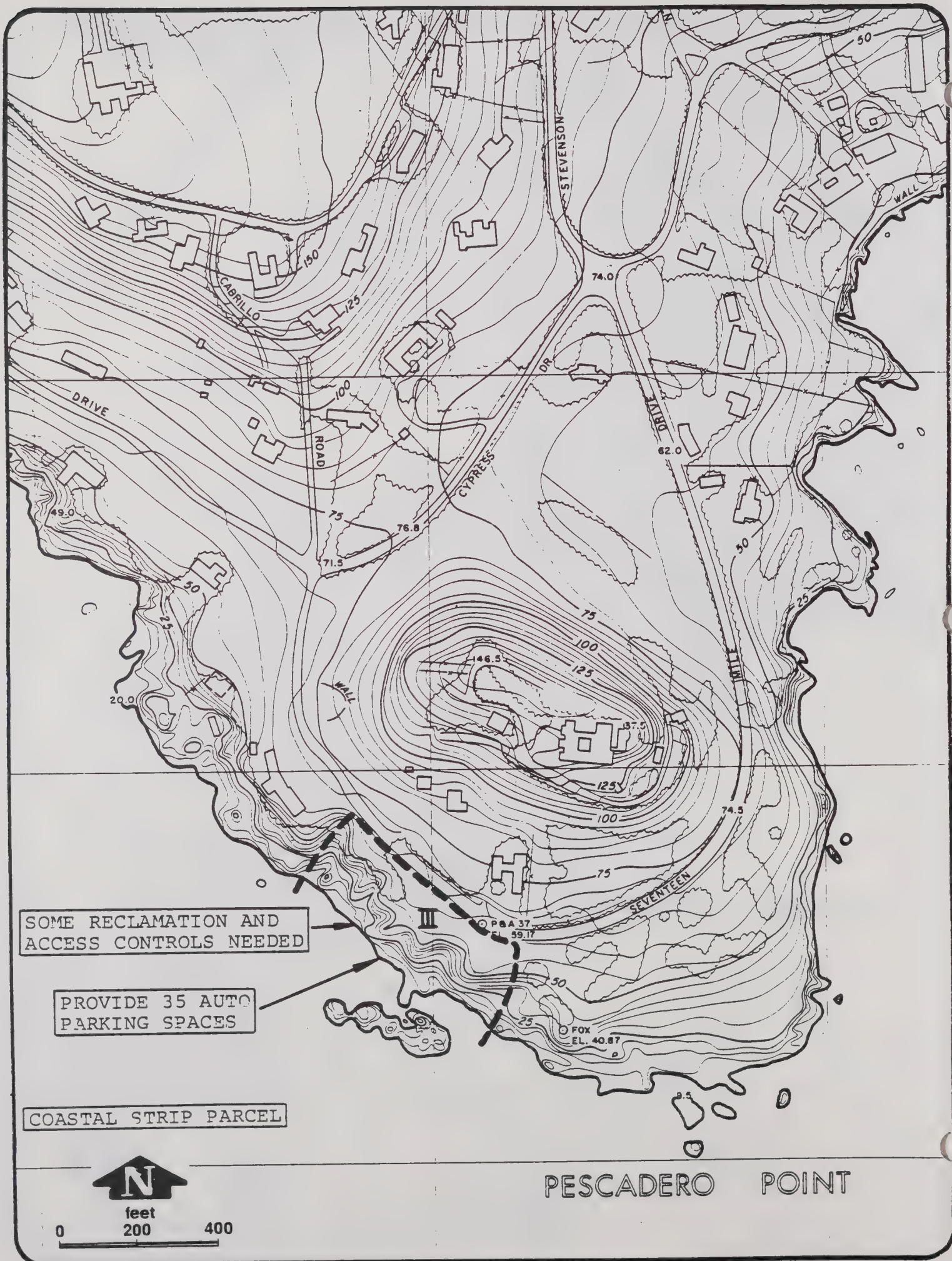




Figure 2

# 17-MILE DRIVE TURNOUTS

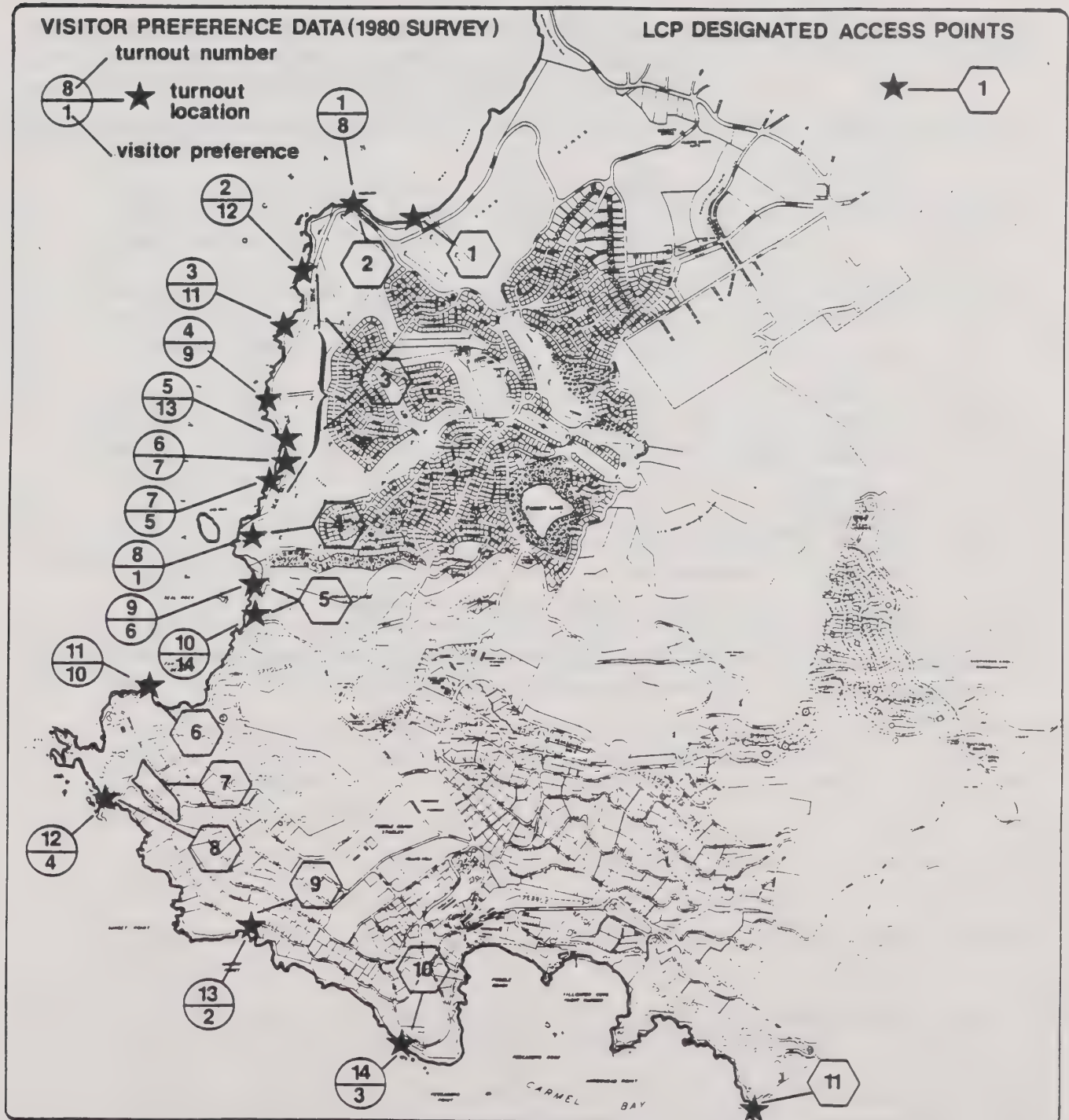


TABLE A

VISITOR PREFERENCE DATA FOR  
 17-MILE DRIVE TURNOUTS BETWEEN  
 POINT JOE AND PESCADERO POINT<sup>1</sup>

59

Lsa

Turnout	Name (if Any)	Estimated Capacity <sup>2</sup> (Cars)	Average Usage (Cars Per Hour)				Rank Order
			Saturday Sept. 1	Sunday Sept. 2	Monday Sept. 3	Average	
1	Point Joe	27	2.7	4.5	8.2	5.1	8
2		26	2.8	3.7	3.7	3.4	12
3		44	4.8	2.7	4.5	4.0	11
4		41	2.8	5.8	5.0	4.5	9
5		7	1.8	2.7	1.7	2.1	13
6		10	5.2	6.2	6.0	5.8	7
7		53	10.2	5.3	8.3	7.9	5
8	Bird Rock	105	19.8	19.2	27.3	22.1	1
9		9	4.5	6.0	12.7	7.7	6
10		9	0.5	0.0	1.2	8.6	14
11		20	4.2	3.5	5.0	4.2	10
12	Cypress Point Lookout	35	8.5	7.3	10.8	8.9	4
13	Lone Cypress	28	12.2	11.5	14.2	12.6	2
14	Witch Tree	26	6.3	9.2	11.7	9.1	3

<sup>1</sup>Source: LSA, Inc. and Pebble Beach Company, September 15, 1979.

<sup>2</sup>Includes all areas currently used for parking. Assumes an organized parking pattern (e.g., striping and access controls).



In general, the area was formerly fields of perennial wildflowers, but over the years has been invaded by ice plant which has in many areas taken over completely.

#### BASIC MAINTENANCE STANDARDS

- I- 1. Allow continued human use consistent with Del Monte Forest Area LCP Land Use Plan public access policies, but not at the expense of natural plant and animal vigor, diversity, or reproduction.
- I- 2. Protect and, where feasible, restore the remnant dune and coastal bluff zones through rotation and revegetation with native species in already overused areas.
- I- 3. Restrict human, equestrian, and vehicular access to areas which are already relatively disturbed. Rotate use and access as necessary to allow recovery of overused areas, consistent with LCP Land Use Plan access and parking policies.
- I- 4. Restrict human, equestrian, and vehicular access to undisturbed and disturbed environmentally sensitive habitat areas to maintain their long-term integrity.
- I- 5. Undertake the necessary management efforts to assure preservation and, where feasible, restoration of degraded but potential environmentally sensitive habitat areas.
- I- 6. Where necessary to restore natural plant associations, maintenance efforts shall, over the long term, be aimed at elimination of exotic invading species such as Hottentot fig (ice plant), pampas grass, and genista (French broom).
- I- 7. Collecting of marine organisms in intertidal areas shall be discouraged.
- I- 8. Protect and encourage the expansion of rare and endangered endemic plants.
- I- 9. Protect endemic Monterey cypress by controlling human access, consistent with LCP Land Use Plan access and parking policies.
- I-10. Protect rookery, roosting, and haul-out sites of marine animals along the shoreline by prohibiting public access.

- I-11. Prohibit dumping of spoils of any type on the shoreline.
- I-12. Policies I-1 through I-11 should, where feasible, be implemented in a manner patterned after measures of protection given to Point Lobos State Reserve.

#### SPECIFIC MAINTENANCE STANDARDS

1. Evaluation of the entire area indicates areas where ecologically sensitive coastal vegetation is being trampled through uncontrolled access. The most damage is being done by unrestricted automobile access. Unnecessary drives leading from 17-Mile Drive to parking turnouts should be grubbed and reseeded with perennial wildflowers and native grasses. In addition to reclaiming the aforementioned drives, certain parking areas are also unnecessary to provide adequate overall capacity for visitor parking. As indicated in Figure 1, specified parking turnouts that receive minimal use should be abandoned, grubbed, and reseeded, and automobiles prevented from re-entering the area. The specific areas where clearing, grubbing, reseeding, and auto access prevention are called for are specified in Figure 1. In conjunction with restoration actions, landowners should reorganize and provide the appropriate number of marked parking spaces at those turnouts indicated by the LCP Land Use Plan access map.
2. Except in a few areas noted in Figure 1 where ice plant is desirable as a buffer zone to define parking and public access areas, ice plant should be eradicated and the cleared areas allowed to return to their native condition. Because of the extent of ice plant invasion and the difficulty of removal, priorities have been established for removal. Priorities I, II, and III in Figure 1 indicate rehabilitation priorities and are based on an evaluation of the relative ease of removal, anticipating the difficulty of keeping ice plant out once removed, and the relative benefits, both ecological and aesthetic, that will accompany removal.
3. Pampas grass, also an invading exotic species, occurs infrequently south of Bird Rock turnout. It should be removed.
4. Turnouts 3 and 4 north of Bird Rock turnout represent areas where natural values can be substantially enhanced, provided use pressures can be reduced and maintenance allowed to be effective over the long term. Rotating public vehicular access to these areas should be used as a management technique to permit long-term re-establishment of the natural conditions.
5. Prior to the extensive invasion of ice plant and the onset of heavy vehicular access, the coastal strip provided habitat for a number of wildflower



species. Re-establishment of wildflower fields and native plants in general should be encouraged following eradication of ice plant and other exotics. Wildflowers and native plants indigenous to the Monterey Peninsula coastline should be selected. Table B provides a list of species considered acceptable for this purpose.

6. Habitat for several species of wildflowers listed on the California Native Plant Society's list of rare and endangered plants occurs along the coastal strip, including: 1) Eriogonum parvifolium ssp. lucidum, 2) Tidestrom's lupine (Lupinus tidestromii), and 3) Menzie's wallflower (Erysimum menziesii). Known locations (as of 1973 surveys) are shown in Figure 1. Efforts should be made to intensively survey this area during the appropriate season to locate specific sites where the plants now occur and provide fencing to protect the remaining species. If approved by the undersigned, a program to gather seed and extend the distribution of these species should be undertaken under the supervision of the undersigned or a representative of the Monterey Chapter of the California Native Plant Society.
7. Natural seepage areas occur in isolated locations along this coastal strip, a result of the interface of sandy soils and granitic bedrock near the surface in parts of this area. These seepage areas should be maintained and plants suited to such riparian areas encouraged.
8. In the selected areas shown in Figure 1, ice plant should be allowed to remain as a means of controlling access by autos or people beyond designated turnout areas. Generally, these areas were selected keeping in mind the need to control the physical spreading of ice plant (by intervening paved areas, etc.).
9. Immediate action is necessary to prevent rapid degradation of the site of the Lone Cypress at Midway Point as a result of unrestricted trampling by visitors. Positive controls need to be established to restrict the movement of visitors beyond designated parking lot or walkway barriers. Design and implementation of these access controls should be accomplished prior to acceptance of this area for maintenance by the Foundation.
10. Specific steps need to be taken in the vicinity of Bird Rock turnout to designate a clear boundary between parking areas and adjoining natural open space areas. In this regard, parking should be prohibited southerly of the unpaved area and the reclaimed area.
11. Recognizing the need to provide public access, unpaved walkway trails are permissible throughout the area where a need for bodily access to the

actual shoreline is established. From an open space maintenance standpoint, the only controls that are appropriate are those relating to protection of vegetation and wildlife, and the prevention of erosion.

#### MANAGEMENT TECHNIQUES

1. The use of non-persistent herbicides such as "Roundup," known to be effective in eradicating ice plant, is encouraged in this area and, in view of the large areas involved, may be the only practical means of removing the unwanted plants. In areas where ice plant does not completely dominate, and where there is a possibility that endangered species may occur, application of Roundup should be deferred until the area can be "cleared" by the Forest Manager after consulting with a Native Plant Society representative.
2. Heavy equipment may be utilized in road maintenance and maintenance/reconstruction of roadside turnouts.

#### PREPARED BY:

James Griffin  
Vernal Yadon  
Bruce Cowan  
Larry Seeman

EFFECTIVE DATE: January 1, 1980

DATE OF REVISION: April 15, 1980/April 11, 1983



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FOREST MAINTENANCE STANDARD  
FOR SPANISH BAY RESORT AND GOLF COURSE AREA  
(PARCEL NO. 6)

SITE LOCATION

The Spanish Bay coastal strip includes approximately 236.5 acres within the Spanish Bay planning area westerly of 17-Mile Drive (Figure 1).

SUMMARY DESCRIPTION

The Spanish Bay Resort and Golf Course Area is a 236.5-acre area between the ocean and 17-Mile Drive. The area is a former sand dune area that was mined using open-pit techniques, resulting in destruction of most of the natural values in the area. The Land Use Plan for the area allows resort hotel and "Linis-Land" golf course uses over most of the area on the condition that the degraded dune area between the golf links and along the shoreline be rehabilitated as sand dunes, and provided public access is retained along the shoreline. An important feature of the Land Use Plan for the area is the relocation of Spanish Bay Road to a more inland route to allow a more natural appearance and a lessening of use pressures on sensitive remnant dunes along the shoreline. Figure 1 shows the location of permitted uses as now proposed.

BASIC MAINTENANCE STANDARDS

- I-1. Allow continued human use consistent with Del Monte Forest Area LCP Land Use Plan public access policies, but not at the expense of natural plant and animal vigor, diversity, or reproduction.
- I-2. Protect and, where feasible, restore the remnant dune and coastal bluff zones through rotation and revegetation with native species in already overused areas.
- I-3. Restrict human, equestrian, and vehicular access to areas which are already relatively disturbed. Rotate use and access as necessary to allow recovery of overused areas, consistent with the LCP Land Use Plan access and parking policies.
- I-4. Restrict human, equestrian, and vehicular access to undisturbed and disturbed environmentally sensitive habitat areas to maintain their long-term integrity.
- I-5. Undertake the necessary management efforts to assure preservation and, where feasible, restoration of degraded but potential environmentally sensitive habitat areas.

SPANISH BAY

ROUTE SHORELINE TRAIL ALONG BEACH  
AND AVOID ARCHAEOLOGICAL SITES

PROTECT ARCHAEOLOGICAL MIDDENS  
AND RESTORE ADJACENT BLOWOUTS

RESTORE  
DUNE  
FORMS  
AND  
REVEGETATE

GENERAL NOTE: ERADICATE  
ALL EXOTIC SPECIES. USE  
ONLY APPROVED NATIVES IN  
NEW PLANTING.

RESTORE DUNE FORMS AND REVEGETATE WITH  
NATIVES

RETAIN  
REMNANT  
DUNES

ENHANCE  
WETLAND  
AREA

ENHANCE  
WETLAND  
AREA

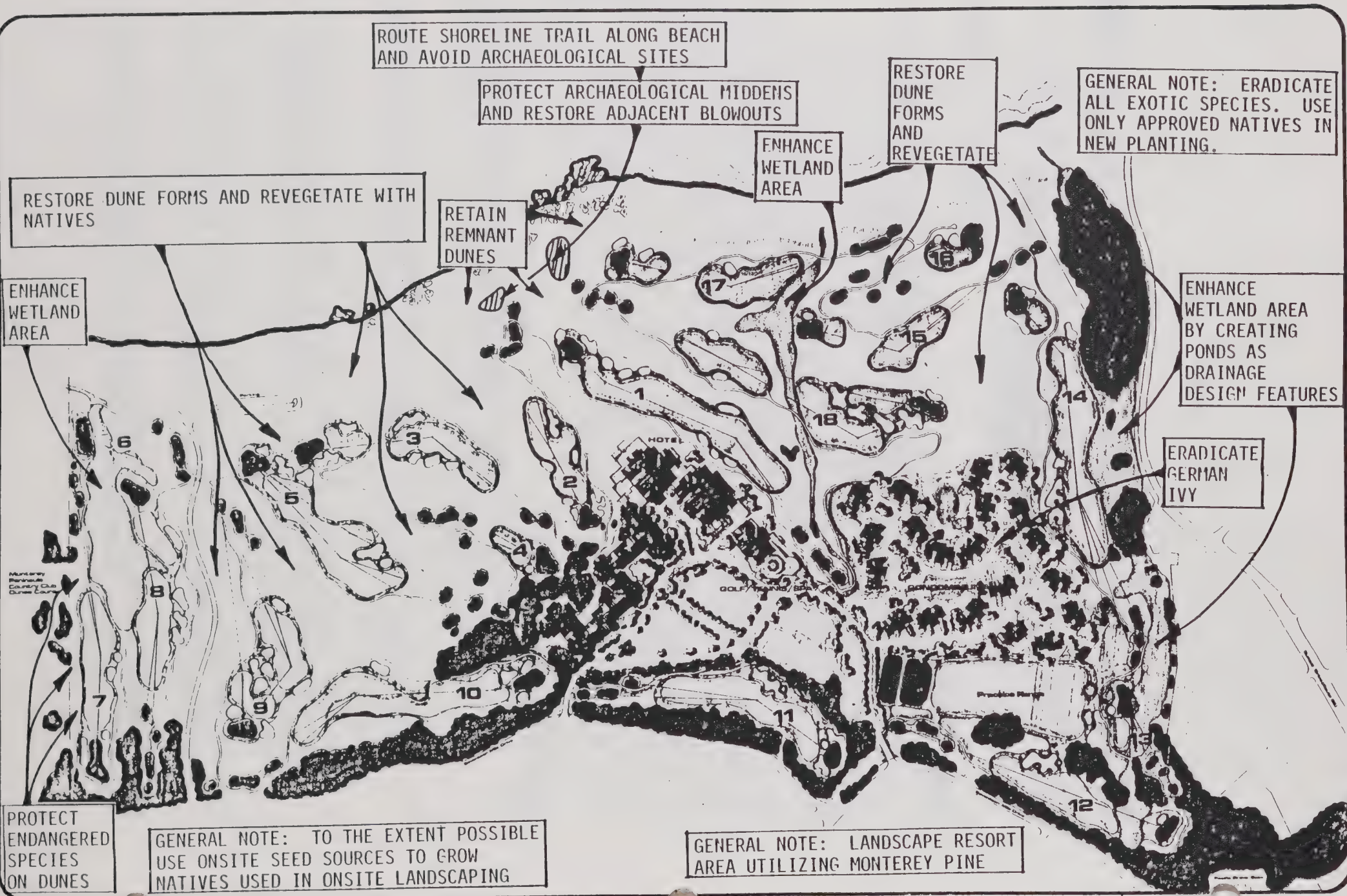
ENHANCE  
WETLAND AREA  
BY CREATING  
PONDS AS  
DRAINAGE  
DESIGN FEATURES

ERADICATE  
GERMAN  
IVY

PROTECT  
ENDANGERED  
SPECIES  
ON DUNES

GENERAL NOTE: TO THE EXTENT POSSIBLE  
USE ONSITE SEED SOURCES TO GROW  
NATIVES USED IN ONSITE LANDSCAPING

GENERAL NOTE: LANDSCAPE RESORT  
AREA UTILIZING MONTEREY PINE





- I- 6. Where necessary to restore natural plant associations, maintenance efforts shall, over the long term, be aimed at elimination of exotic invading species such as Hottentot fig (ice plant), pampas grass, and genista (French broom).
- I- 7. Collecting of marine organisms in intertidal areas shall be discouraged.
- I- 8. Protect and encourage the expansion of rare and endangered endemic plants.
- I- 9. (Not applicable to this parcel.)
- I-10. (Not applicable to this parcel.)
- I-11. Prohibit dumping of spoils of any type on the shoreline.
- I-12. Policies I-1 through I-11 should, where feasible, be implemented in a manner patterned after measures of protection given to Point Lobos State Reserve.

#### SPECIFIC MAINTENANCE STANDARDS

1. Ice plant invasion in this area is not nearly as extensive as it is farther south along 17-Mile Drive. Nevertheless, high priority should be given to its removal. The rolling, hummocky terrain and associated dune plants in the area west of Spanish Bay Road and south of the point, the "remnants" of the native dunes of the area, should be the model for revegetation of the coastal strip seaward of 17-Mile Drive as well as of remaining areas of the Spanish Bay Golf course designated for dune rehabilitation.
2. Restoration of natural vegetation in this area will need to take into account the limited range of native plant materials available that can successfully cope with windy, salty, sandy environments. Technique and plant materials recommended for restoring a "natural" appearance to the hummocky, sandy soils areas follow.

When invading ice plant has been eradicated, plant rye grass to stabilize the ground. Then plant species such as bush lupine (Lupinus arboreus) and beach sagewort (Artemisia pycnocephala). When these have become established, mock heather should be planted on the leeward or wind-protected sides of sand hummocks. Later, sand verbena (Abronia latifolia) or beach poppy (Eschscholzia californica var. maritima) might be planted in

obscure, protected areas where they will not be crowded out by moving sand. Similarly, the endangered or rare species such as Tidestrom's lupine or Menzie's wallflower whose habitat occurs here might be propagated, but in areas removed from the golf play where conditions can be expected to be relatively undisturbed, such as near the ocean west of Holes 3, 5, 16, and 17 and south of Fairway 7. The undersigned or a representative of the Monterey Chapter of the California Native Plant Society should be consulted by the Forest Manager prior to attempting to propagate endangered or rare species. Table A presents a list of native species considered acceptable as dune restoration/revegetation species. Other native species may also be used if approved by a representative of OSAC and added to Table A.

3. The vegetation restoration practices and species discussed in 2 above are also recommended throughout the golf course area for use in rough and non-manicured dune areas adjoining fairways. The irrigation system for the golf course should take into consideration the advantages a temporary water supply could provide for initial establishment of vegetation and should be designed to provide for temporary irrigation of native plant revegetation areas.
4. At present there is little, if any, invasion by pampas grass of the open space area fronting the ocean. The more inland mined-out areas, on the other hand, have been almost taken over by pampas grass, and an eradication program will be necessary to halt its spread (primarily inland by seed carried by the prevailing wind). In the adjacent fill area, Kikuyu grass has been introduced and should be eradicated. These species should be eradicated in advance of development of permitted land uses. To ensure their total elimination, ongoing eradication will probably be necessary by golf course grounds maintenance personnel.
5. Archaeological midden areas designated in Figure 1 should not be disturbed as they are indicative of prehistoric occupation sites. During golf course construction, they should be fenced (e.g., snow fencing) to avoid disturbances from nearby golf course construction. Coastal trail development required by the LCP should be routed near the beach and specifically should be routed to avoid the archaeological sites.
6. Wind blow-out areas west of existing 17-Mile Drive adjacent to archaeological sites should be filled with sand and revegetated in accordance with the provisions of this maintenance standard in order to prevent further deterioration of the archaeological sites through natural wind erosion processes and by uncontrolled pedestrian access.



TABLE B  
NATIVE PLANT SPECIES  
SPANISH BAY DUNES

Common Name	Specific Name	Exposure Tolerance	Landscape Characteristics/ Propagation Methods
Beach morning-glory	<u>Convolvulus soldanella</u>	High tolerance to wind, salt, and shifting sand.	Prostrate perennial, with large rose to purple colored corolla./ Grows from seed collected in late summer.
Beach sagewort	<u>Artemisia pycnocephala</u>	High tolerance to wind and salt. Prefers stabilized substrate.	Shrubby perennial, generally under two feet tall with white to gray foliage./ Grows readily from seed, root division, or cutting and is easily transplanted.
Beach strawberry	<u>Fragaria chiloensis</u>	High tolerance to wind, salt and shifting sand.	Low growing, rapidly spreading ground cover./ Grows readily from stolons, root divisions, or cuttings.
Coast Buckwheat	<u>Eriogonum latifolium</u>	High tolerance to wind and salt. Prefers stabilized substrate.	Leafless flowering stems generally under two feet tall with dense, leafy base./ Spreads rapidly from seed.
Golden beach poppy	<u>Eschscholzia californica</u> var. <u>maritima</u>	High tolerance to wind and salt. Prefers stabilized substrate.	Heavy-rooted perennial with gray minutely pubescent foliage and prostrate stems./ Grows only from seed.
Deerweed	<u>Lotus scoparius</u>	Moderate wind tolerance. Prefers stabilized substrate.	Low woody perennial, with slender green branches and showy yellow flowers tinged with red./ Grows readily from seeds which are produced in large quantities.

NATIVE PLANT SPECIES  
SPANISH BAY DUNES  
(Continued)

Common Name	Specific Name	Exposure Tolerance	Landscape Characteristics/ Propagation Methods
Mock Heather	<u>Haplopappus ericoides</u>	Moderate wind tolerance. Prefers stabilized substrate	Large slow growing shrub up to six feet tall with somewhat resinous, sparsely hair covered foliage./ Grows from seed collected in October and early November.
Pink-flowered sea-fig	<u>Mesembryanthemum chilense</u>	High tolerance to wind, salt, and shifting sand	Perennial, distinguished from hybrid or non-native forms by its magenta petals and <u>bluish green foliage</u> which forms extensive mats./ Easily grown from cuttings.
Pink sand verbena	<u>Ambronia umbellata</u>	High tolerance to wind, salt, shifting sand, and burying	Perennial with one central root, slender prostrate stems, fleshy foliage, and showy pink and white colored perianth./ Difficult to grow from cuttings and the winged seeds have a low rate of germination. Germination by seed is enhanced when winged husks are removed from seeds before planting.
Purple-flowered beach pea	<u>Lathyrus littoralis</u>	Extremely tolerant to wind, salt and shifting sand.	Perennial from widespread rootstock with densely hair covered foliage and white to pink or purple flowers./ Grows from seed and may be subject to root rot.
Purple-flowered beach lupine	<u>Lupinus chamissonis</u>	Moderate tolerance to wind. Prefers stabilized substrate.	Erect branching shrub with blue flowers borne in clusters from two to six inches long./ Grows from seed and may be subject to root rot.



NATIVE PLANT SPECIES  
SPANISH BAY DUNES  
(Continued)

Common Name	Specific Name	Exposure Tolerance	Landscape Characteristics/ Propagation Methods
Seaside daisy	<u>Erigeron glaucus</u>	High tolerance to wind, salt and shifting sand.	Low growing perennial from four to 16 inches high. Flower-heads large with numerous pale violet to lavender ray florets./ Grows well from seed or cuttings and transplants successfully.
Seaside painted cup	<u>Castilleja latifolia</u>	High tolerance to wind and salt. Prefers stabilized substrate.	Woody perennial with stems up to 16 inches tall, and orange-red flowers./ No information on propagation is available.
Sedge	<u>Carex pansa</u>	Low tolerance to wind. High tolerance to burying.	Tuffed plant from long-creeping rootstocks./ Prefers moist swales. Grows from root divisions.
Wild Buckwheat	<u>Eriogonum parvifolium</u>	High tolerance to wind and salt. Prefers stabilized substrate.	Shrub with prostrate leafy stems./ Spreads rapidly from seed.
Yellow bush lupine	<u>Lupinus arboreus</u>	Moderate to low tolerance to wind. Prefers moist, stabilized substrate.	Large perennial up to six feet tall with yellow or lilac colored flowers borne in long clusters./ Grows rapidly from seed but subject to root rot.
Yellow sand-verbena	<u>Abronia latifolia</u>	High tolerance to wind, shifting sand, and burying.	Much-branched prostrate perennial with stems up to three feet long and showy yellow perianth./ Similar propagation difficulties as <u>A. umbellata</u> .

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MANAGEMENT PRACTICES

The use of non-persistent herbicides such as "Roundup" is permitted in this area, provided the areas of application have been cleared by the Forest Manager and endangered or rare native plant species will not be affected.

PREPARED BY:

Jim Griffin  
Larry Seeman  
Bruce Cowan

EFFECTIVE DATE: May 1, 1980

DATE OF LAST REVISION: April 11, 1983



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FOREST MAINTENANCE STANDARD  
FOR INDIAN VILLAGE OPTION PARCEL  
(PARCEL NO. 7)

SITE LOCATION

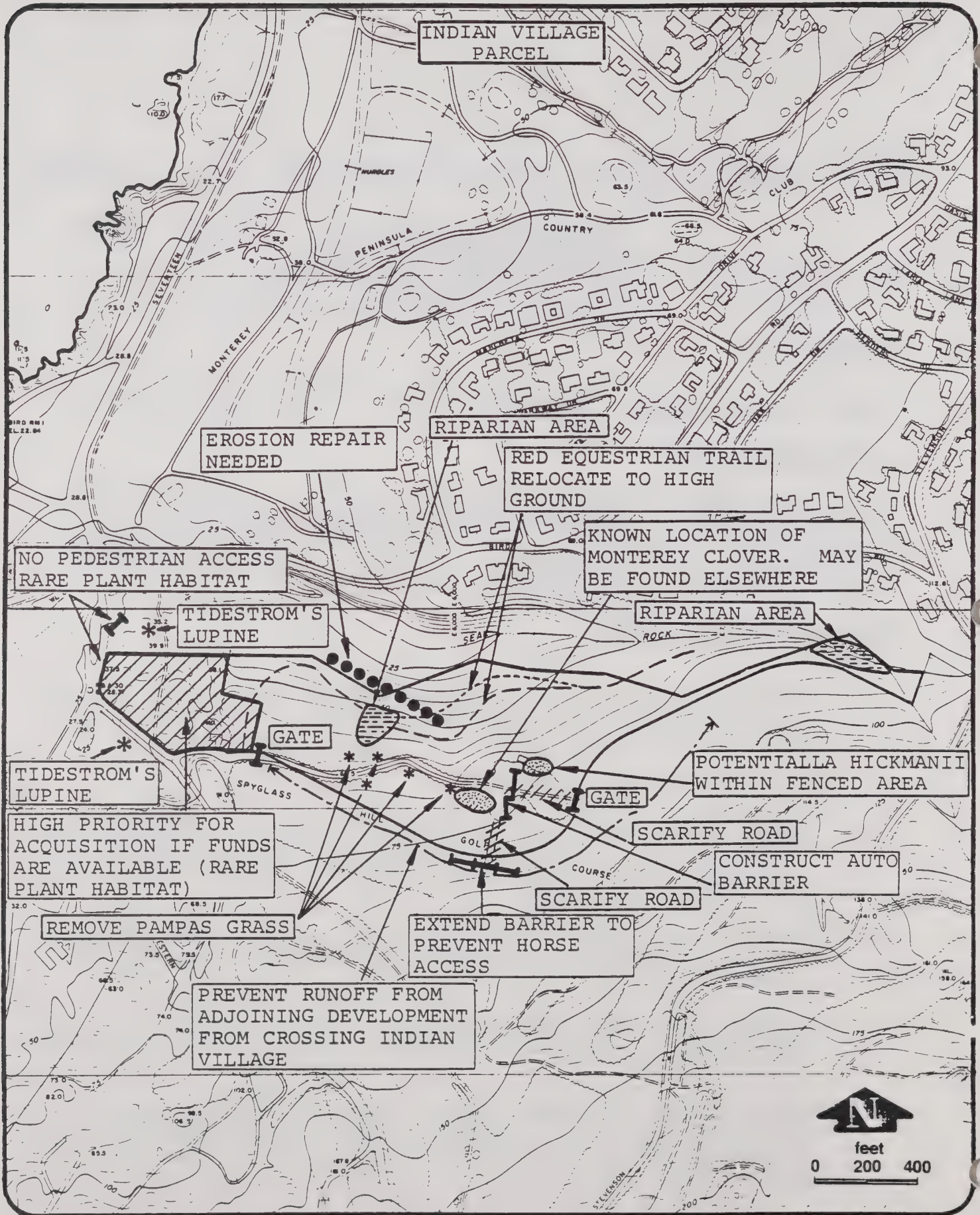
Indian Village is located just inland of 17-Mile Drive at Dunes Drive south of Seal Rock Creek (see Figure 1).

SUMMARY DESCRIPTION

Indian Village consists of a 20.02-acre parcel of primarily mature Monterey pine forest with a park-like clearing and picnic facilities. Access is by graded dirt road from Dunes Drive. Secondary access is by graded dirt trail to Fairway 7 of the Spyglass Hill Golf Course. (Note: A plant inventory of this area has been developed by James Griffin.)

BASIC MAINTENANCE STANDARDS

- I- 1. Allow continued human use consistent with Del Monte Forest Area LCP Land Use Plan public access policies, but not at the expense of natural plant and animal vigor, diversity, or reproduction.
- I- 2. (Not applicable to this parcel.)
- I- 3. Restrict human, equestrian, and vehicular access to areas which are already relatively disturbed. Rotate use and access as necessary to allow recovery of overused areas, consistent with LCP Land Use Plan access and parking policies.
- I- 4. Restrict human, equestrian, and vehicular access to undisturbed and disturbed environmentally sensitive habitat areas to maintain their long-term integrity.
- I- 5. Undertake the necessary management efforts to assure preservation and, where feasible, restoration of degraded but potential environmentally sensitive habitat areas.
- I- 6. Where necessary to restore natural plant associations, maintenance efforts shall, over the long term, be aimed at elimination of exotic invading species such as Hottentot fig (ice plant), pampas grass, and genista (French broom).





- I- 7. (Not applicable to this parcel.)
- I- 8. Protect and encourage the expansion of rare and endangered endemic plants.
- I- 9. (Not applicable to this parcel.)
- I-10. (Not applicable to this parcel.)
- I-11. (Not applicable to this parcel.)
- I-12. Policies I-1 through I-11 should, where feasible, be implemented in a manner patterned after measures of protection given to Point Lobos State Reserve.

#### SPECIFIC MAINTENANCE STANDARDS

1. A few clumps of pampas grass occur as shown in Figure 1. These should be removed before they spread.
2. Gates should be constructed at the locations shown on the attached map. The entry (west) gate should be of sturdy metal design. Pedestrian turnstiles that are motorcycle-proof shall be installed. The other two gate locations shown may not require gates, depending on the design of adjacent development, but barriers should be erected.
3. The "Red" equestrian trail should be surveyed jointly with a representative of the equestrian center and relocated in a few areas to prevent further erosion which is now occurring in one or two places.
4. The small spring in the northwesterly portion of the site shall be treated as a riparian habitat, cleared out, and the horse trail diverted.
5. The Forest Manager shall review plans for subdivision or development proposals between the site and the adjoining golf course to ensure that drainage that might be diverted into the Indian Village area is conveyed elsewhere.
6. The few areas along the "Red" equestrian trail now subject to erosion should be restored and revegetated.
7. Within a 50' radius of the edge of the main access road, and for a like distance surrounding the cleared picnic and playfield, trees or limbs that present safety hazards should be cleared. In more remote areas, dead

or weakened trees shall be permitted to stand until felled by wind or other natural causes. Fallen trees shall be allowed to decompose in place.

8. Trails or roads not indicated on the map shall be scarified and permitted to return to a natural state (this may substitute for the need to construct access barriers, except at the west entry road).
9. Maintain a fenced area around the known location of Potentilla hickmanii, an endangered species. Use no herbicides in the vicinity of this enclosure.
10. Use no herbicides in the vicinity of Trifolium polyodon, an endangered species.
11. Erect a barrier as shown in Figure 1 around the auto parking area to prevent unauthorized intrusion of automobiles into adjacent areas.

#### MANAGEMENT TECHNIQUES

1. Herbicides may be used initially in the eradication of pampas grass. Subsequently, manual techniques should be sufficient to maintain the weed.
2. Controlled burning is not considered necessary or desirable in maintaining this area.

#### PREPARED BY:

Larry Seeman  
James Griffin  
Bruce Cowan

EFFECTIVE DATE: May 1, 1980

DATE OF LAST REVISION: April 11, 1983



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FOREST MAINTENANCE STANDARD  
FOR NAVAJO OPTION PARCEL  
(PARCEL NO. 8)

SITE LOCATION

The Navajo parcel is located between the Country Club and Pacific Grove gates adjacent to Pacific Grove Park (see Figure 1).

SUMMARY DESCRIPTION

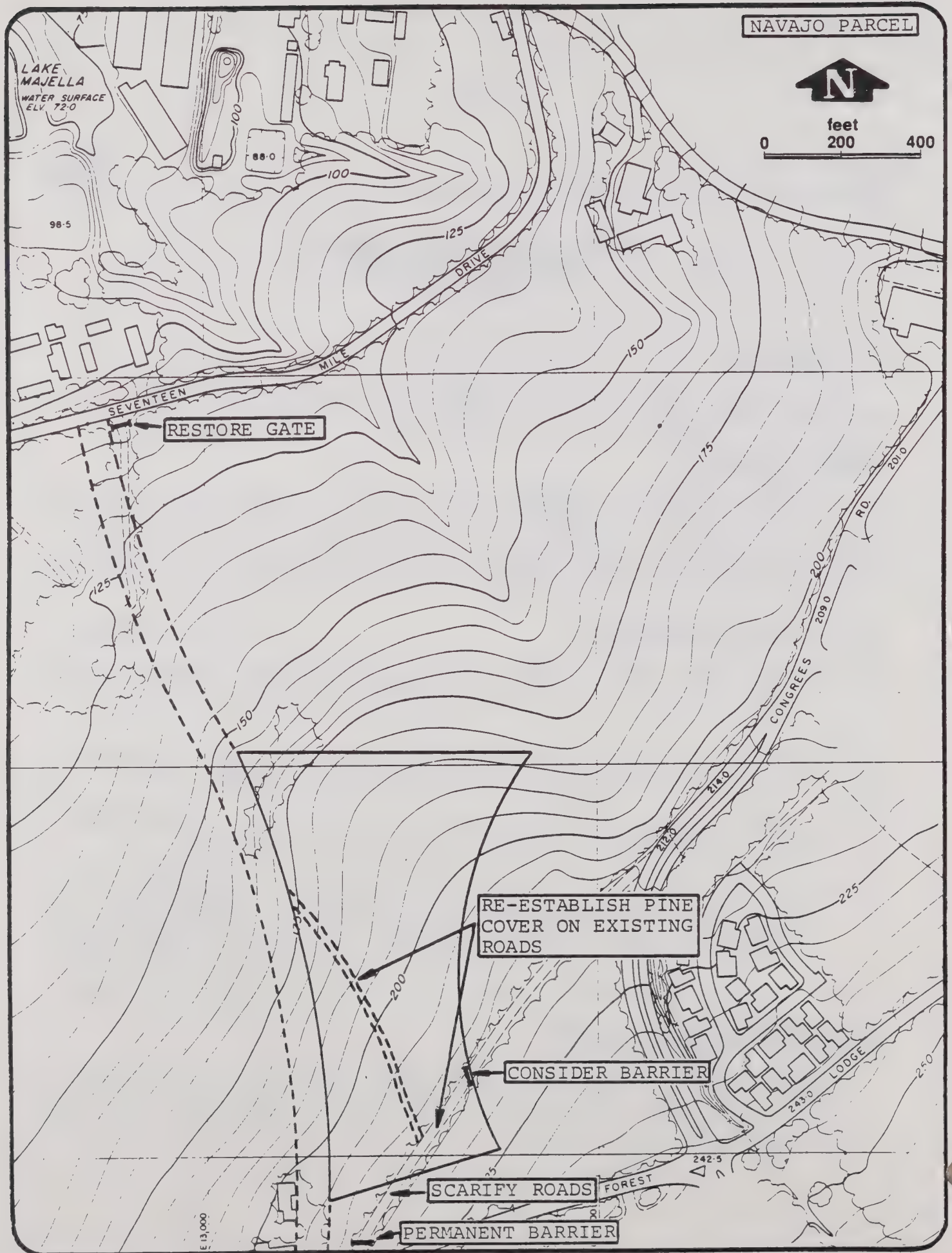
The Navajo parcel is a heavily wooded, mixed pine/oak forest. There are no drainage courses of significance. The parcel adjoins land along Congress Avenue recently sold to the City of Pacific Grove as an open space park. Controlling access is a general concern, as well as compatibility managing to interface with the adjacent parkland.

BASIC MAINTENANCE STANDARDS

- IV-1. Manage open forested areas to maintain the existing forest character and generally improve stand condition and encourage a diverse understory.
- IV-2. Where necessary and feasible to protect the forest cover, treat existing or potential disease and insect infestation problems.
- IV-3. Perform necessary measures to assure human health and safety. These may include removal of hazardous trees and fuel management.
- IV-4. Where applicable when carrying out Policies IV-1 through IV-3, generally apply the principles of urban forest management employed by the U.S. Forest Service and California Department of Forestry in similar urbanizing environments. This may include use of prescribed burns.
- IV-5. Eliminate invading exotic species.

SPECIFIC MAINTENANCE STANDARDS

- 1. Barriers should be erected at access points to keep automobiles and motorized vehicles out. Because of the configuration of the site, these barriers and/or gates would best be located off the actual parcel near the intersection of nearby roads.





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2. The various roads through the parcel should be scarified and permitted to return to a natural character. Pine volunteers should be encouraged. (This should not be done until 3 below can be accomplished.)
  3. After scarifying the roads, a concerted effort will be needed to keep pampas grass from becoming established. The use of "Roundup" is permitted.
  4. The Forest Manager should coordinate closely with the City of Pacific Grove parks personnel to ensure compatibility between City and open space management policies. Continued use of the trails connecting the park and Navajo parcel, for example, should be encouraged to the extent that over-use or abuse does not occur.

PREPARED BY:

Jim Griffin  
Larry Seeman

EFFECTIVE DATE: June 1, 1980

DATE OF LAST REVISION: June 1, 1980

FOREST MAINTENANCE STANDARD  
FOR NCGA GOLF COURSE  
(PARCEL NO. 9)

SITE LOCATION

The NCGA Golf Course is located within the Gowen Cypress and Middlefork Planning Areas and is bisected by Lopez Road (17-Mile Drive). North of Lopez Road, the NCGA property is found south and west of the SFB Morse Botanical Reserve and east of Congress Road. South of Lopez Road the NCGA property makes up the central portion of the Middlefork planning area between Spruance Road to the east, Viscaino Road to the south, and Forest Lake Road to the west.

SUMMARY DESCRIPTION

The NCGA course area consists primarily of Monterey Pine Forest. South of Lopez Road the understory is relatively open grassland with scattered manzanita and other brush species. North of Lopez Road, the understory brush is more dense. Near the Morse Botanical Reserve Boundary, where Bishop Pine and Gowen Cypress are found, the understory becomes very dense and in places is nearly impenetrable.

Seal Rock Creek bisects the parcel south of Lopez Road and drains all of the NCGA property except for a small area adjoining the Morse Reserve Boundary. Because of the small size of the watershed and the percolation characteristics of the soil, vegetation along the creek has not developed the distinct characteristics typical of riparian habitat.

Those portions of the property which will require the greatest care in development are the area adjacent to the SFB Morse Reserve and along the channel of Seal Rock Creek. The collection and disposal of drainage away from the Reserve and the removal of trees must protect the ecological characteristics of the adjoining Morse Reserve. The opportunity exists along the channel of Seal Rock Creek with the creation of water features to enhance the existing diversity of the environment by development of riparian communities.



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## BASIC MAINTENANCE STANDARDS

### Adjacent to the SFB Morse Botanical Reserve

- II-1) Manage for preservation of conditions that are favorable for sustaining rare plant associations or typical forest community examples.
- II-2) Manage boundary areas to prevent external influence from adversely affecting plant vigor and review development proposals in these areas through the maintenance standard development process to certify consistency with this policy.
- II-3) Foster long-term retention of the Gowen cypress/Bishop pine area diversity by enlarging the SFB Morse Botanical Reserve as outlined in applicable maintenance standards.
- II-4) (Not applicable to this parcel)
- II-5) Restrict pedestrian access, if necessary, to protect rare or endangered species in heavily visited areas from overuse.
- II-6) Eliminate invading exotic species.
- II-7) (Not applicable to this parcel)
- II-8) Prohibit off-road vehicle use.
- X-1) Manage to maintain habitat relationships that are characteristic of typical habitat conditions.
- XI-1) Manage to provide physical protection of the rare or endangered species' immediate area.
- XI-2) Manage immediate area to maintain habitat conditions suitable for continued existence of the endangered or rare species. Enhance habitat to extend the distribution when possible.

### For the Golf Course

- VI-1) Manage golf courses in such a manner that the habitat value and diversity of nearby, or included, natural areas are preserved and/or enhanced. This may include removal of invading exotic species.

- VI-2) Manage human access to edge areas.
- VI-3) Integrate habitat enhancement measures into design and maintenance programs for new golf courses, including establishing water features where beneficial.

#### Adjacent to Seal Rock Creek

- VIII-1) Manage for protection of hydrologic cycle, avoidance of sedimentation, and maintenance of efficient flows, and to protect from urban runoff.
- VIII-2) Manage for continuing maintenance of seasonal and perennial pools, seepage, and marshy areas along drainage courses unless they present clear public health hazards, and edge areas between habitats.
- VIII-3) Where beneficial in conjunction with other maintenance activities or subdivision development, enhance habitat values by creating impoundments and flow management improvements within the water courses.
- VIII-4) Maintain 100' setback from streamcourse banks to any permanent structure.
- VIII-5) Dumping of spoils of any type shall be prohibited.
- VIII-6) Construction activity (e.g., road crossings) requiring riparian vegetation alteration or filling shall be minimized and shall be accompanied by appropriate mitigation measures.

#### Lopez Road

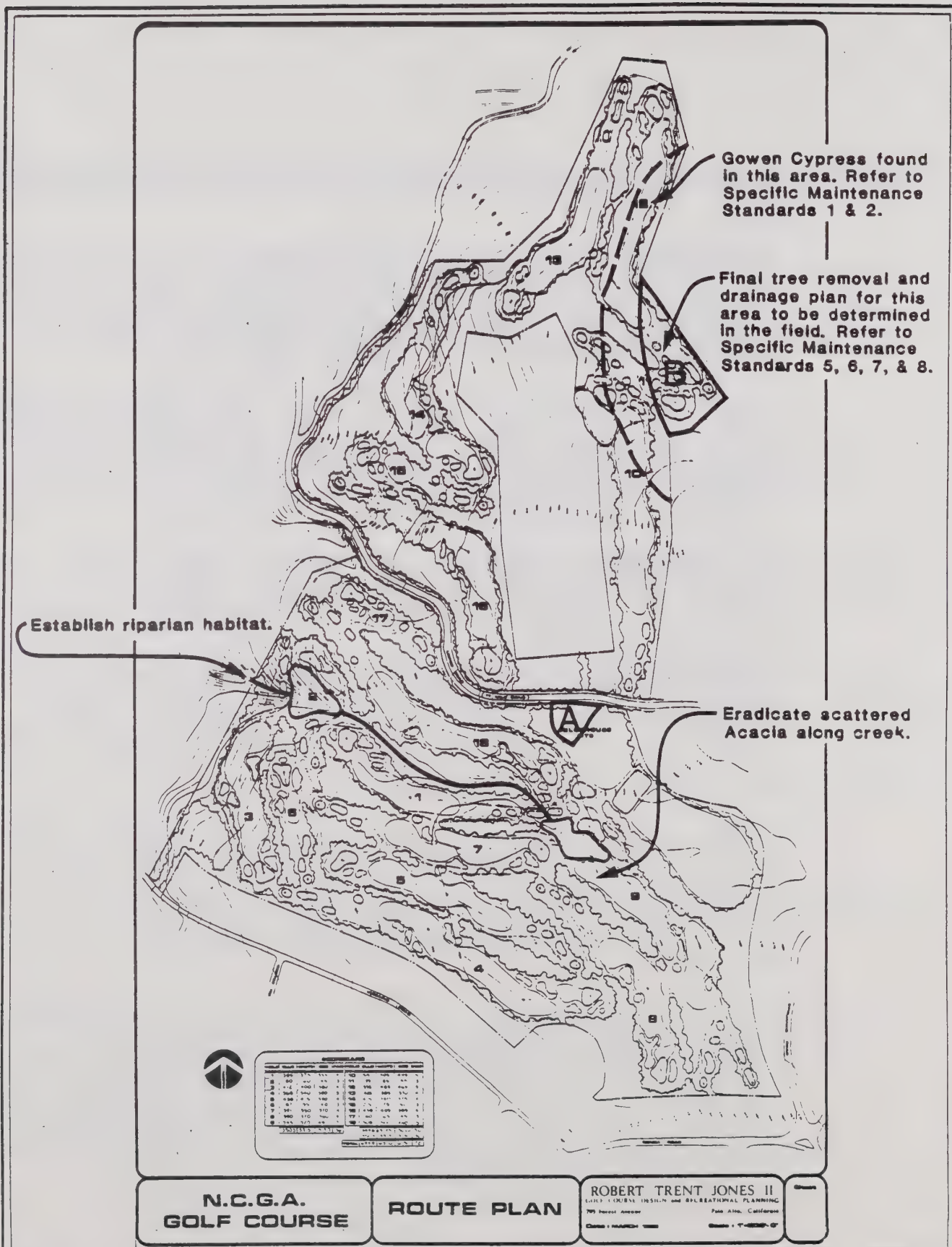
- IX-1) Manage to provide visual vegetation buffer between use areas, by providing a minimum 50' vegetation buffer.

#### SPECIFIC MAINTENANCE STANDARDS

1. Gowen Cypress removed as a result of golf course construction will be replaced on a one-for-one basis (one new tree planted for each tree removed). New trees should be clustered along the margins of the fairways (out-of-play areas).



2. Gowen Cypress to be replanted should be grown from seed collected on the golf course property and grown by a nursery. The experience of the Pebble Beach company in a similar Gowen Cypress propagation program undertaken in 1970 should be reviewed and incorporated into the NCGA Gowen Cypress reestablishment planning.
3. The upper six inches to one foot of topsoil from areas of development shall be stockpiled for respreading in areas planned to support native vegetation. These areas should be allowed to revegetate naturally from the native seed stored in the soil. Stockpiling should not be undertaken in areas that presently have concentrations of invasive exotic species (see Area A, Figure 1).
4. The landscape treatment and course design in the Seal Rock Creek corridor shall be undertaken in a manner such that areas of riparian habitat are created (e.g. by creating small impoundments and encouraging the development of riparian vegetation). To prevent the establishment of undesirable aquatic vegetation (primarily cattails) over the surfaces of the water bodies or storage reservoirs their depths should be greater than four feet at maximum drawdown. To minimize the growth of cattails along the shore, banks should have a slope of 3 x 1. Water bodies that contain reclaimed water shall be hydrologically isolated from natural drainage in Seal Rock Creek.
5. Runoff from the golf course in the vicinity of the 11th green and 12th tee and fairway shall be prevented from entering the Morse Reserve by the installation of a drain. This drain shall collect all surface and subsurface flow down to the clay pan and discharge it to a point that will prevent irrigation water, nutrients, or pesticides used on the course from affecting the vegetation of the Morse Reserve.
6. To prevent the unnecessary removal of Gowen cypress and Bishop pine for golf course construction, the boundary between the S.F.B. Morse Reserve and the golf course in the area of the 11th green and 12th tee and fairway shall be flagged in the field by the OSAC naturalists and representatives of the NCGA and reviewed by the OSAC committee. The objective is to allow careful consideration of tree removal along the SFB Morse Boundary to prevent adverse effects on the unique vegetation found within the Reserve.



**lsa**

FIGURE 1.



7. The cart path along the 12th tee and fairway should be designed to act as the collection point for runoff along this critical edge which separates the golf course from the reserve. All golf course runoff and drainage shall be kept to the west (golf course side) of the cart path.
8. The cart path should also act as the boundary between the golf course and reserve and the flagging line should become the approximate route of the cart path. The flag line should not be a straight line. It should meander in and out of the trees, resulting in a feather edge where a mixture of understory vegetation and trees of different heights are retained to minimize subsequent windthrow damage.
9. Table A presents a list of native plant species considered acceptable as landscape species on the golf course and should be used as a guide in developing a planting program. Other native species may also be used if approved by a representative of OSAC and added to Table A.
10. A program to eradicate invasive plant species (French broom or Genista, gorse, pampas grass, acacia) found within the golf course property should be incorporated into the overall maintenance program for the golf course grounds. It should include the following:
  - a. Grounds maintenance personnel should be trained to recognize undesirable invasive species as seedlings and mature plants.
  - b. During the construction of the golf course all areas to be retained as undisturbed open space should be inspected in detail for these species and they should be removed whenever located.
  - c. After the initial removal operation, grounds maintenance personnel should be instructed to remove any seedling or mature plants observed. This will be an on-going requirement as seeds dispersing from adjacent areas and those stored in the soil will continue to germinate.

#### MANAGEMENT TECHNIQUE

1. The use of non persistent herbicides (e.g. Roundup) to assist with the eradication of invasive plants is an acceptable management technique except in area "B" as shown on Figure 1.

PREPARED BY:

Jim Griffin  
Vern Yadon  
Bruce Cowan  
Larry Seeman

EFFECTIVE DATE: May 28, 1983



NATIVE PLANT SPECIES  
NORTHERN CALIFORNIA GOLF ASSOCIATION HILL COURSE

Common Name	Specific Name	Habitat Type/ Deer Preference	Landscape Characteristics/ Propagation Methods
Bear grass	<u>Xerophyllum tenax</u>	Open dry slopes and ridges./ Not known.	Tall perennial herb with short woody rootstock and basal leaves. Flowers are whitish and in a dense terminal cluster./ Grows from seed and seldom blooms unless burned.
Bishop pine	<u>Pinus muricata</u>	Low hills and flats of closed cone pine forest./ Seedlings occasionally browsed.	Short tree under 75 feet tall with thick spreading branches./ Grows from seed and transplants easily. Cones open with fire treatment.
Blueblossom ceanothus	<u>Ceanothus thyrsiflorus</u>	Wooded slopes and canyons./ Good to fair browse rating, serves as an important food source.	Large, sometimes treelike shrub under 20 feet tall with deep blue flowers./ Grows from cuttings and seed treated with hot water.
Bolander pea	<u>Lathyrus vestitus</u> <u>ssp. bolanderi</u>	Brushy to wooded places./ Not known.	Perennial climber with pink to reddish-purple flower./ Grows easily from seed.
Chinquapin	<u>Castanopsis chrysophylla</u>	Gravelly or rocky ridges and slopes of closed cone pine forest./ Not browsed.	Dense evergreen shrub 3 to 15 feet high. Leaves dark green above, golden tomentose below./ Grows easily from seed in peat.
Coast live oak	<u>Quercus agrifolia</u>	Valleys and not-too-dry slopes./ New foliage heavily browsed, acorns are important food source. Young trees need protection.	Large evergreen tree to 75 feet tall irregularly producing an abundant crop of acorns./ Grows from seed and cuttings.

TABLE A  
NATIVE PLANT SPECIES  
NORTHERN CALIFORNIA GOLF ASSOCIATION HILL COURSE  
(Continued)

Common Name	Specific Name	Habitat Type/ Deer Preference	Landscape Characteristics/ Propagation Methods
Coast silktassel	<u>Garrya elliptica</u>	Dry shaded slopes./ New growth browsed heavily.	Evergreen shrub or occasionally small tree up to 30 feet tall with flowers borne in long catkins./ Grows from seeds, cuttings, or layering.
Coffeeberry	<u>Rhamnus californica</u>	Open woodland or brushy slopes./ Deer will browse new growth.	Erect evergreen shrub under 12 feet tall with red or black berries./ Grows from seed and cuttings. Seed collected in September and October.
Coyote bush.	<u>Baccharis pilularis</u> var. <u>consanguinea</u>	Open hills commonly in coastal shrub, chaparral and woodland./ Low in palatability although it provides some browse.	Erect evergreen shrub under 12 feet tall with numerous flower heads./ Grows from seed, cuttings and layering (cuttings most successful).
Douglas iris	<u>Iris douglasiana</u>	Grassy slopes and forest understory and edge./ Infrequently clipped by deer.	Evergreen plant forming clumps several feet in diameter. Flower showy yellow to deep purple./ Grows from seed or root division with high seed germination rate.
Eastwood ericameria*	<u>Haplopappus eastwoodae</u>	Occurs on sandy openings in the pygmy forest./ Not known.	Stout shrub under 3 feet tall with resinous foliage and pale yellow flower heads./ Grows from seed.

\*Because of the status of this species, seed collection should only be done under the direction of a qualified botanist.



TABLE  
NATIVE PLANT SPECIES  
NORTHERN CALIFORNIA GOLF ASSOCIATION HILL COURSE  
(Continued)

Common Name	Specific Name	Habitat Type/ Deer Preference	Landscape Characteristics/ Propagation Methods
Golden yarrow	<u>Eriophyllum</u> <u>confertiflorum</u>	Moist to dry brushy slopes./ Not known.	Low tufted perennial with woody base and flower heads in small clusters./ Propagated by seed which germinates readily.
Gowen cypress	<u>Cupressus goveniana</u>	Dry slopes of the closed cone pine forest./ Seedlings occasionally browsed.	Small evergreen tree under 25 feet tall./ Easily grown from seed. Cones open with fire treatment.
Huckleberry	<u>Vaccinium ovatum</u>	Dry slopes and canyons./ Fair browse rating, heavily browsed in early spring.	Stout evergreen perennial under 5 feet tall with white to pink bell- shaped flowers and black fruit./ Grows from seed and cuttings. Seeds require cold treatment to germinate.
Madrone	<u>Arbutus menziesii</u>	Slopes and forest understory./ Mature foliage neglected but young foliage and fruit are eaten.	Evergreen tree up to 80 feet tall with thick leathery foliage and orange to reddish berries./ Grows from seeds and cuttings.
Monterey Ceanothus	<u>Ceanothus rigidus</u>	Sandy hills and flats of closed cone pine forest, primarily in openings./ Deer browse new growth.	Stiffly branched erect shrubs, 3 to 6 feet high. Flowers bright blue./ Grows from seed treated with hot water.
Monterey manzanita	<u>Arctostaphylos hookeri</u>	Sand dunes and woods./ Poor browse rating.	Low spreading evergreen shrub under 3 feet tall with reddish-brown berries./ Grows from seed and cut- tings (tip cuttings most successful).

TABLE A  
NATIVE PLANT SPECIES  
NORTHERN CALIFORNIA GOLF ASSOCIATION HILL COURSE  
(Continued)

Common Name	Specific Name	Habitat Type/ Deer Preference	Landscape Characteristics/ Propagation Methods
Monterey pine	<u>Pinus radiata</u>	Dry bluffs and slopes of the closed cone pine forest./ Seedlings lightly browsed.	Large evergreen tree reaching heights of 100 feet./ Grows from seed and cuttings.
Pine rose	<u>Rosa pinetorum</u>	Open woods./ Fair browse rating.	Erect sprawling or climbing shrubs with showy red flowers./ Easily grown from cuttings and root divisions.
Red-flowering current	<u>Ribes sanguineum</u> var. <u>glutinosum</u>	Moist slopes with chaparral vegetation./ Fair to poor browse rating. Deer will browse new growth.	Deciduous to semi-deciduous shrub with deep pink to red flowers and bluish-black fruit./ Grows from seed, cuttings and root division.
Salal	<u>Gaultheria shallon</u>	Woods or brushy places./ Fair to poor rating; used heavily in winter.	Spreading evergreen shrub under 6 feet tall with white to pinkish bell-shaped flowers./ Grows from seed, cuttings and root divisions.
Shaggy Barked Manzanita	<u>Arctostaphylos tomentosa</u>	Understory shrub in closed cone pine forest./ Not browsed heavily.	Spreading to erect shrub, 3 to 4 feet high. Evergreen, branches and stems with shreddy red bark./ Difficult from seed, more easily by cuttings.



TABLE A  
NATIVE PLANT SPECIES  
NORTHERN CALIFORNIA GOLF ASSOCIATION HILL COURSE  
(Continued)

Common Name	Specific Name	Habitat Type/ Deer Preference	Landscape Characteristics/ Propagation Methods
Snowberry	<u>Symphoricarpos</u> <u>rivularis</u>	Banks and flats in canyons and near streams./ Good to fair browse rating, may be heavily utilized in late summer and fall.	Erect deciduous shrub with rose-pink to white flowers and white fruit./ Grows from cuttings.
Toyon	<u>Heteromeles</u> <u>arbutifolia</u>	Dry slopes and forest edge./ Good to fair browse rating. New foliage is browsed heavily.	Large erect evergreen shrub at times reaching a height of 25 feet with bright red berries. Grows from seed or tip cuttings taken in the fall or spring.
Wax myrtle	<u>Myrica</u> <u>californica</u>	Canyons and moist slopes./ Not known.	Shrub to small tree up to 30 feet tall with glossy dark green aromatic foliage./ Grows from seeds and cuttings.
Yerba Buena	<u>Satureja</u> <u>douglasii</u>	Shaded woods and chaparral covered slopes./ Not known.	Trailing evergreen perennial herb./ Grows from seed, stolons, and cuttings.

APPENDIX B  
CORRESPONDENCE



# DEL MONTE FOREST FOUNDATION, INC.

POST OFFICE BOX 567  
PEBBLE BEACH, CA 93953  
(408) 649-8500

May 1, 1980

Mr. William T. McClintock  
Chairman  
DEL MONTE FOREST OPEN SPACE  
ADVISORY COMMITTEE (OSAC)  
4139 Sunridge Road  
Pebble Beach, California 93953

Dear Mr. McClintock:


I am pleased to inform OSAC that at its April 14, 1980 Annual Meeting the Del Monte Forest Foundation, Inc., unanimously voted to accept responsibility for managing the open space in the Del Monte Forest, and to fund maintenance of these open space areas pursuant to the provisions of the OSAC Management Plan. This responsibility would be implemented as lands are transferred to the control of the Foundation.

It is our understanding that OSAC is working cooperatively with the Coastal Staff of the Monterey County Planning Department to enable the OSAC Management Plan to become the implementing mechanism for open space areas designated in the Del Monte Forest Area General Plan/LCP. If we may assist you in this, please let me know.

I might add that during the discussions leading to our acceptance of the responsibility, there were a number of very favorable comments concerning the efforts and forethought of OSAC in addressing this important issue, and the important implications this Plan has for ensuring the quality of environment in the Del Monte Forest that is of concern to all Forest residents.

We are most pleased to be able to pay an important role in this worthy cause.

Sincerely,

  
Judge Ralph Drummond  
President

RD:jsl

# *DEL MONTE FOREST FOUNDATION, INC.*

POST OFFICE BOX 567  
PEBBLE BEACH, CA 93953  
(408) 649-8500

December 16, 1980

Monterey County Planning Commission  
Monterey County Board of Supervision  
Post Office Box 1208  
County Court House  
Salinas, California 93901

Honorable Commissioners and Supervisors:

The purpose of this letter is to describe the Del Monte Forest Foundation, Inc., and its role in the community, to describe the relationship between the Foundation and the Del Monte Forest Open Space Advisory Committee (OSAC), and to indicate to you the commitment of this foundation to implement the Del Monte Forest Open Space Management Plan subsequent to certification of the Del Monte Forest Area Local Coastal Program by the County and California Coastal Commission.

## BACKGROUND AND COMMUNITY PURPOSE

The Del Monte Foundation, Inc., was originally conceived by Samuel F. B. Morse and was established as a non-profit foundation in 1961.

The major purpose of this non-profit Foundation is to provide a tax-exempt corporation capable of accepting gifts and donations of property and guarantee to Del Monte Forest property owners that such land will be irrevocably committed to open space.

The Foundation acts as a vehicle for the consolidation and continuation of an environmental management program for property in Del Monte Forest. The Foundation, in this program participates by holding contributed parcels of land and management of that land for the perpetual preservation of scenic open space. The role of the Foundation in this endeavor is not unlike that of The Nature Conservancy except on a more community involved basis.

The Foundation was activated in 1976, and renamed the Del Monte Forest Foundation, Inc., at which time the Pebble Beach Corporation transferred ownership to the Foundation of some 170 acres of land consisting of the SFB Morse Botanical Reserve, the Pescadero Canyon, and the Crocker Grove. In addition, the Foundation has since accepted 40 acres of scenic easements including 34 acres in the Scenic Drive area, and only a month ago accepted an



Monterey County Planning Commission  
Monterey County Board of Supervision  
December 16, 1980  
Page 2

additional 30 acres (20 Indian Village, 10 Navajo), made possible by the cooperative efforts of the Pebble Beach Corporation and the property owners of Del Monte Forest.

It is intended that the Foundation receive additional open space properties either by purchase or donation in the future with a possible ultimate ownership on the order of 1000 acres.

The responsibility of management and protection of some of the most beautiful scenery and natural resources in the world is a major undertaking, one that we take seriously. Therefore, it was important that the plan be developed to guide us in this undertaking.

#### RELATIONSHIP TO OSAC

In March of last year assistance began to emerge in the form of the Del Monte Forest Open Space Advisory Committee. This committee evolved after the successful fund raising for Indian Village and Navajo because it was realized that provision must be made for the maintenance of these and other open space properties.

The OSAC is made up of representatives of Forest residents, PBC, Del Monte Forest Foundation, Monterey Peninsula Foundation, as well as three renowned experts on the environment in this area. The President of the OSAC is Bill McClintock and the naturalists contributing to this committee are Vernal Yadon, James Griffin, and Bruce Cowan.

This committee has worked hard and has been extremely successful in the development of a comprehensive management plan for the open space in the Forest.

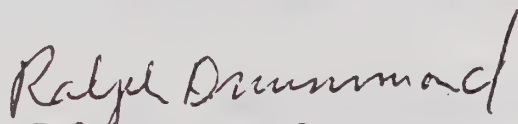
On May 1, 1980, the Del Monte Forest Foundation voted unanimously to accept the responsibility for managing the open space of the Forest and to fund the maintenance for these open spaces pursuant to the provisions of the OSAC Management Plan. A copy of the letter accepting this responsibility is attached. The Open Space Advisory Committee will continue as advisors to the Foundation assuring the continued development of maintenance standards for new areas as they are accepted and the long term protection for our unique properties for all to enjoy.

Monterey County Planning Commission  
Monterey County Board of Supervision  
December 16, 1980  
Page 3

We hope that you as Planning Commissioners and Supervisors will recognize the importance of the Open Space Management Plan and will incorporate it as the Policy and Implementation Program for Open Space in the Del Monte Forest Area LCP. You may rest assured that the Foundation will exercise extreme diligence in carrying out this plan on behalf of the residents of the Forest and the public at-large.

Respectfully yours,

DEL MONTE FOREST FOUNDATION, INC.

  
Ralph Drummond  
President

Attachments

- 1) List of Foundation Directors
- 2) Letter of May 1, 1980, accepting management responsibility



DEL MONTE FOREST FOUNDATIONDIRECTORS

Hon. Ralph Drummond, President  
Marshall Steel, Jr., Vice President  
Robert D. Grace, Treasurer  
Mrs. William F. Borland  
Paul A. Cooper  
Kenneth S. Graham  
Harry Holmes  
Ward D. Ingram  
Charles B. Kramer  
William T. McClintock  
Mrs. Robert F. Ford  
Mr. A. Thomas Taylor





# DEL MONTE FOREST FOUNDATION, INC.

POST OFFICE BOX 567  
PEBBLE BEACH, CA 93953  
(408) 649-8500

May 1, 1980

Mr. William T. McClintock  
Chairman  
DEL MONTE FOREST OPEN SPACE  
ADVISORY COMMITTEE (OSAC)  
4139 Sunridge Road  
Pebble Beach, California 93953

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I might add that during the discussions leading to our acceptance of the responsibility, there were a number of very favorable comments concerning the efforts and forethought of OSAC in addressing this important issue, and the important implications this Plan has for ensuring the quality of environment in the Del Monte Forest that is of concern to all Forest residents.

We are most pleased to be able to pay an important role in this worthy cause.

Sincerely,

  
Judge Ralph Drummond  
President

RD:jsl





## APPENDIX A

### LIST OF ENVIRONMENTALLY SENSITIVE HABITATS OF DEL MONTE FOREST AREA

The environmentally sensitive habitats of the Del Monte Forest Area include the following:

#### A. **Categorical listing:**

1. Natural freshwater marshes.
2. Natural seasonal ponds.
3. Riparian habitat.
4. Remnant coastal dunes where the natural landform is stabilized by Monterey pine forest or other native vegetation.
5. Huckleberry Hill wildlife habitat area, as shown on Figure 2 of this LUP.
6. Intertidal areas on the rocky portion of the shoreline.
7. Pescadero Rocks, Bird Rock, and other offshore rocks and islets.
8. Any other sea bird or heron rookery or marine mammal haul-out area not included above.
9. Kelp beds.
10. Pescadero Pinnacles and other nearshore reefs, i.e., rocky bottom areas down to the ten fathom depth contour.
11. Carmel Bay State Ecological Reserve.
12. Carmel Bay Area of Special Biological Significance.

#### B. **Species listing (animals):**

1. Southern sea otter (Enhydra lutris nereis), nursery and (if any) haul-out areas.
2. Southern bald eagle (Haliaeetus leucocephalus leucocephalus), nesting (if any), feeding, and resting areas.
3. California brown pelican (Pelecanus occidentalis californicus), inshore feeding and resting areas, especially near Bird Rock.





4. California least tern (Sterna albirfrons browni), shoreline feeding and resting areas.
5. American peregrine falcon (Falco peregrinus), nesting areas if any.
6. Smith's blue butterfly (Shijimiaeoides enoptes smithi), dune areas on Pt. Lobos buckwheat.

C. Species listing (plants):

1. Monterey cypress (Cupressus macrocarpa) forest community (indigenous natural range only).
2. Gowen cypress (Cupressus goveniana) forest community.
3. The disjunct Bishop pine (Pinus muricata) forest, mixed and pure stands.
4. Hickman's cinquefoil (Potentilla hickmanii) habitat, known from Seal Rock Creek area.
5. Coastal Dunes milk vetch (Astragalus tener var. titi) habitat, dune areas.
6. Menzies wallflower (Erysimum menziesii) habitat, dune areas.
7. Tidestrom's lupine (Lupinus tidestromii) habitat, dune areas.
8. Eastwood's goldenfleece (Ericameria fasciculata) habitat, sandy areas including portions of the Gowen Cypress area.
9. Monterey clover (Trifolium trichocalyx) habitat, Gowen cypress area.
10. Pacific Grove clover (Trifolium polyodon) habitat, Indian Village area.
11. Monterey ceonothus (Ceonothus rigidus), significant occurrences only.
12. Sandmat manzanita (Arctostaphylos pumila), significant occurrences only.
13. The endemic Shaggy-barked manzanita (Arctostaphylos tomentosa var. hebeclada), significant occurrences only.
14. Seaside painted cup (Castilleja latifolia ssp. latifolia) habitat, dune and shoreline areas.





15. Beargrass (Xerophyllum tenax), disjunct occurrences on Huckleberry Hill.
16. Coast rhododendron (Rhododendron californicum), disjunct occurrence (may be extirpated).
17. Hutchinson's larkspur (Delphinium hutchinsoniae) habitat (may be extirpated).
18. Pt. Lobos buckwheat (Eriogonum parvifolium ssp. lucidum), shoreline areas within Smith's blue butterfly habitat.





APPENDIX B

SITE SPECIFIC  
SHORELINE PUBLIC ACCESS  
DESIGN CRITERIA





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APPENDIX B  
SITE SPECIFIC SHORELINE PUBLIC ACCESS  
DESIGN CRITERIA

INTRODUCTION

The site specific shoreline access plans developed in this section are consistent with the policies of the LCP Land Use Plan and the applicable OSAC Plan Maintenance Standards. Accommodations have been made where necessary to assure compatibility of overall access requirements with plan policies and objectives of environmental protection, as well as to reflect physical feasibility considerations. For example, the OSAC concerns for removal of invasive plants and for reestablishment of native plants along the shoreline have been accounted for, as has the need to protect the unique and endangered Monterey Cypress in the Crocker Grove from cumulative adverse environmental effects of physical access. All access points in the Forest are day-use.

Design Criteria. The sites of most of the public access points in the Del Monte Forest Area are already well established by long usage. As a result, some general design concepts are already well established (e.g. as to the use of natural materials, etc.). Therefore, improvement of existing access points and extension of public access to new locations should account for established design practices and use of materials where they are desirable and compatible with coastal access criteria.

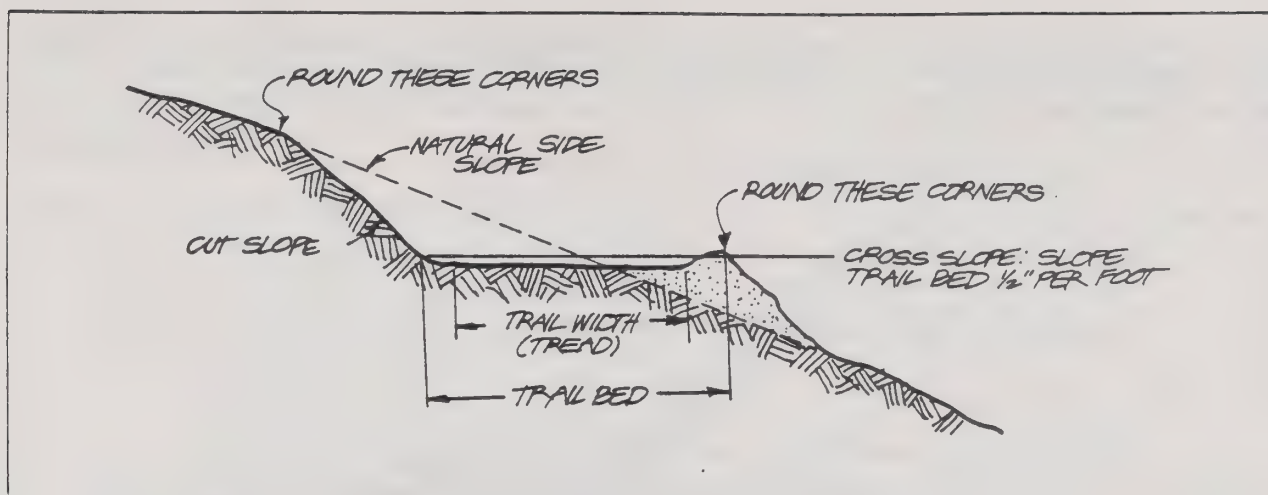
Generally, design criteria for public access points will follow the parameters established in Coastal Commission guideline publications on access standards. In particular, the joint publication of the California Coastal Commission and the State Coastal Conservancy entitled "Designing Accessways" has been drawn on for its excellent illustration of natural area access concepts. Design criteria illustrations have been refined where necessary to achieve compatibility with local circumstances in the Del Monte Forest Area.

The following are established as conceptual guidelines for design and material use standards for the Del Monte Forest area access points.

General. Materials used to surface parking areas and trails should be selected to blend with the natural appearance and characteristics of the access point. In most instances, this will involve the use of decomposed granite or gravel as a base and/or surfacing material. In some cases where the parking area or trail route is physically constrained or is closely associated with existing paved roadways or parking areas, the surface should match the existing surface. In instances where handicapped usage is encouraged and is consistent with minimizing impacts to the natural environment, asphalt should be used to facilitate handicapped access.

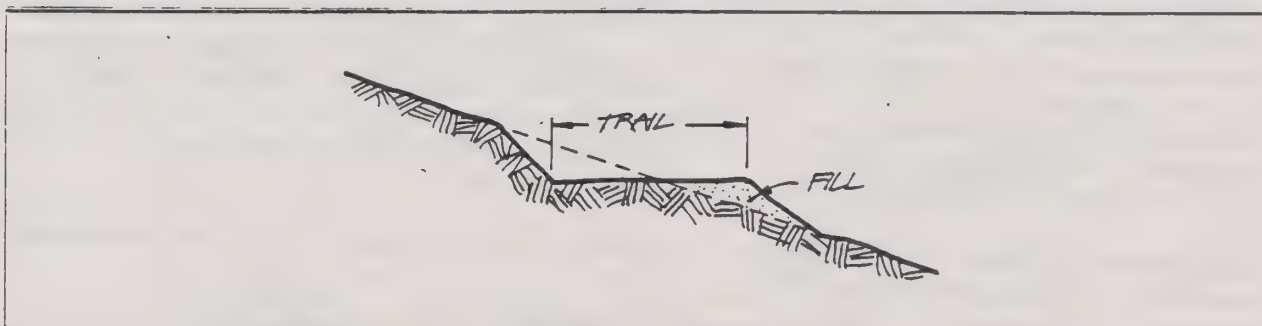
Trails. Except where otherwise recommended, the standard width for trails primarily intended for pedestrian usage shall be 4 feet. This may vary depending on the specific nature of the terrain, expected level of usage, and natural environmental protection considerations. Basic design relationships for a typical trail section are shown on following page.



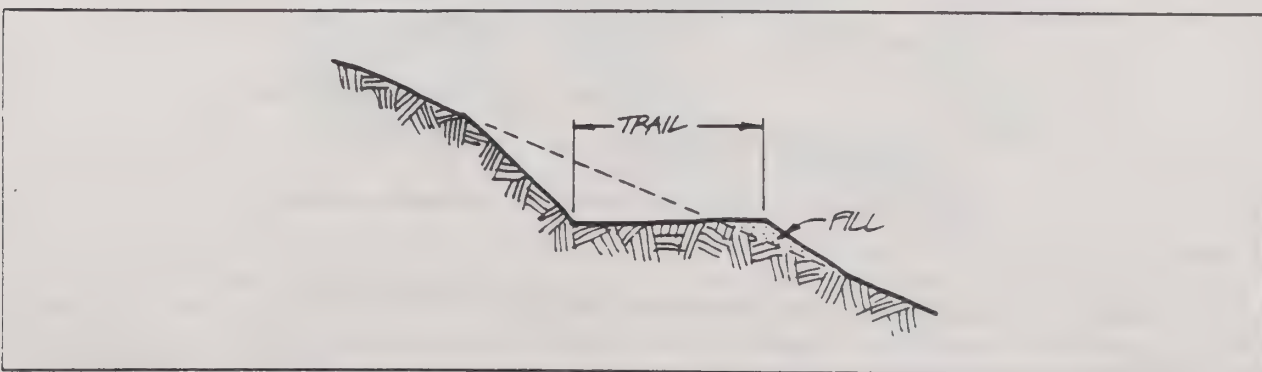


On side slopes of 10 percent or less, duff and leaf litter should be scraped from a trail to expose, but not remove, mineral soil. Grading is not recommended except to create a smooth trail surface.

On side slopes between 10 and 30 percent, the trail should be constructed with a balanced bench section.

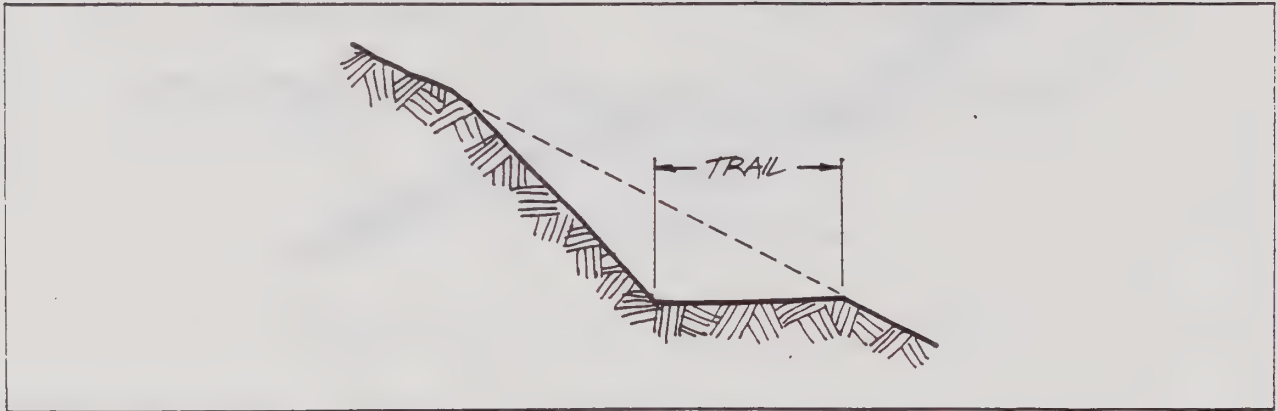


On side slopes exceeding 30 percent, the width of the trail should be decreased until at 40 percent the side slope of the trail bed is constructed on a 3/4 bench section.



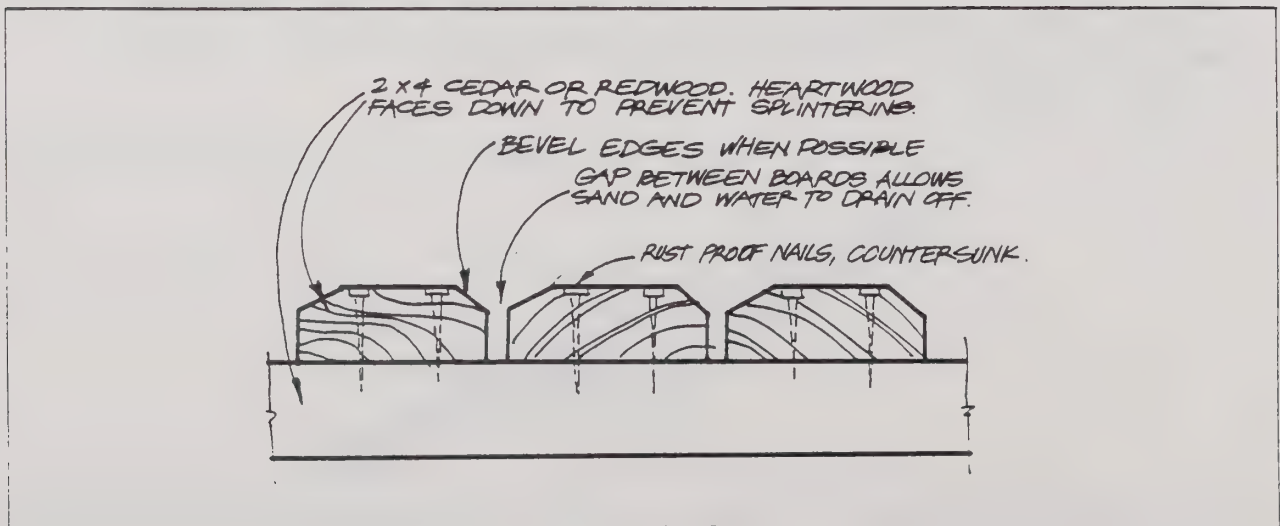


Full bench construction is recommended on side slopes of 50 percent or greater, or in areas of solid rock.

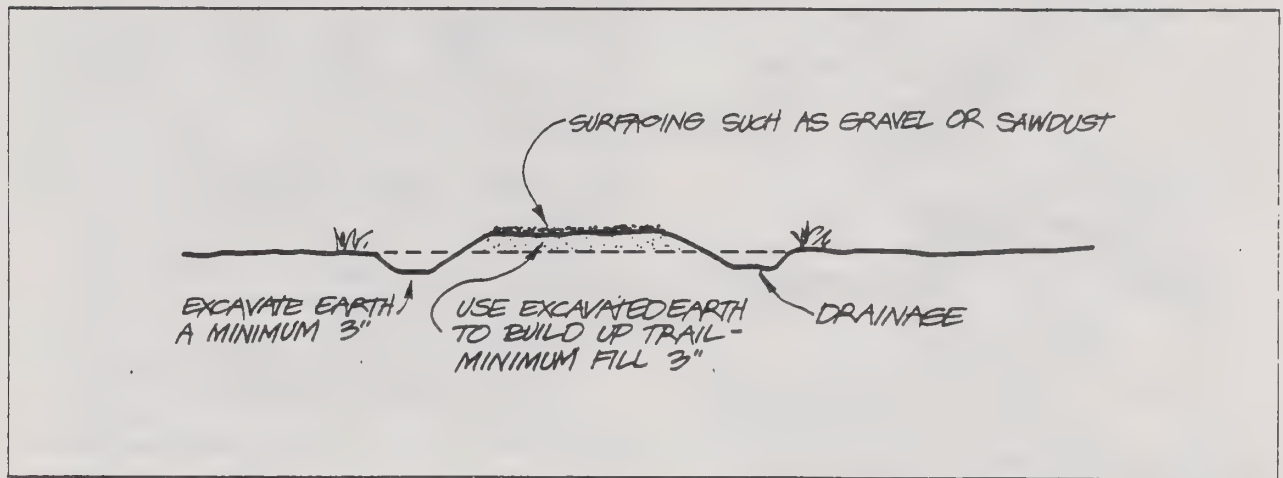


In sandy areas where access is permitted on a controlled basis, such as along the shore at Spanish Bay, boardwalks may be necessary in selected areas to channel pedestrians away from sensitive remnant dunes and dune vegetation and to prevent undue erosion from heavy usage. The minimum recommended width of boardwalks is 48 inches. Boardwalks are normally constructed with level surfaces. Where the surfaces are sloped, gradients in the direction of travel should not exceed 10 percent. Gradients should not exceed 8.3 percent if the facility is to be used by people with disabilities. Water is normally drained off boardwalks by leaving approximately 1/4 to 1/2 inch spacing between the surface planks. If a pitched cross slope is necessary to drain the surface, the slope should not exceed 2 percent.

Boardwalk surfaces are normally of unfinished planking. A typical boardwalk section is illustrated below.



Trails may occasionally cross seasonally wet areas, small drainage areas, or other areas where it is desirable to elevate the trail or provide drainage. In instances where minor drainage improvement is desirable, drain pipe should be used.

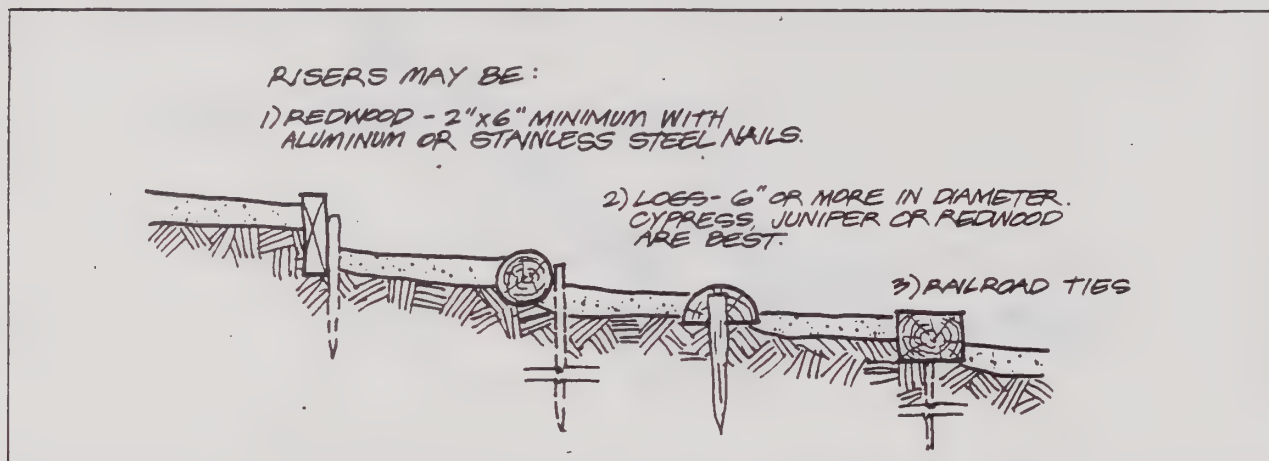


In instances where larger, more permanent drainages must be crossed, or where necessary to avoid environmentally sensitive locations, elevated boardwalks with rails are recommended.

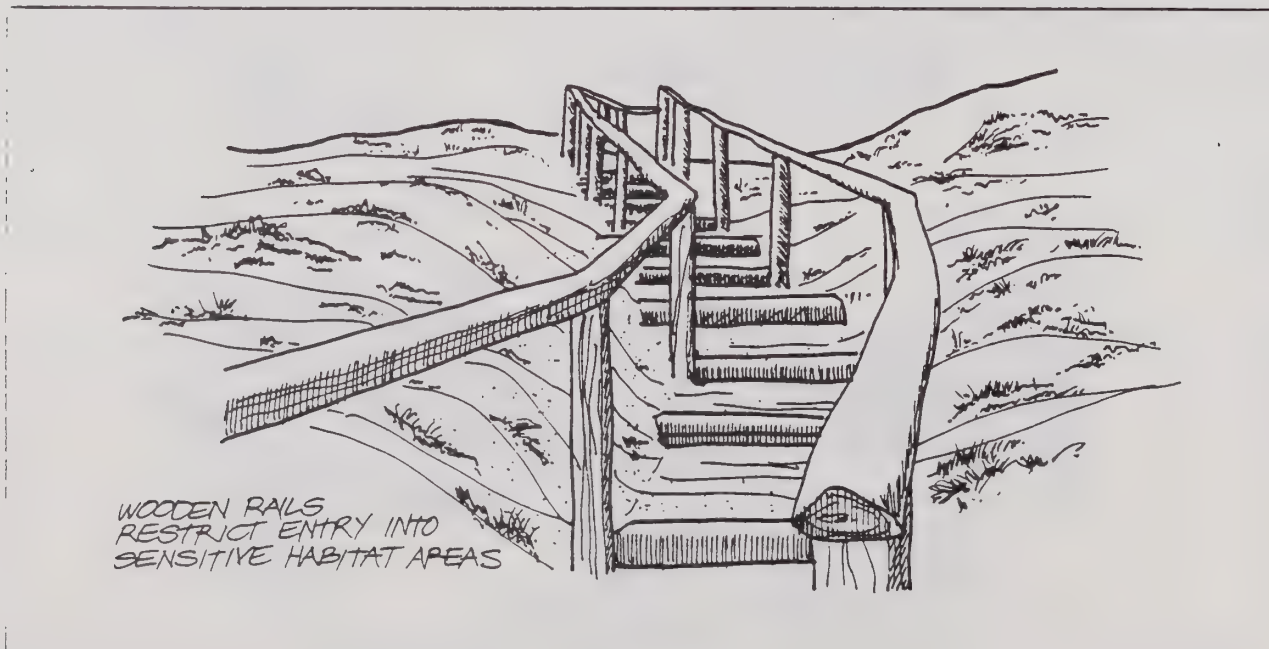


In areas where grade transitions must be made, steps should be provided in the trail surface. Steps anchored into a sloping trail are a preferred alternative to a staircase in most situations where retaining a natural appearance is important and are particularly appropriate where soils are relatively stable and erosion is not a problem, where the terrain is intermittently irregular and steep, and where an accessway's line of descent is too steep for a continuous natural trail.

Steps may be constructed of railroad ties, lumber, logs, poles, stone, or other natural material. Examples of several types of natural step construction and anchoring are illustrated below. Wherever circumstances permit, it is recommended that similar materials be used to retain consistency in design.

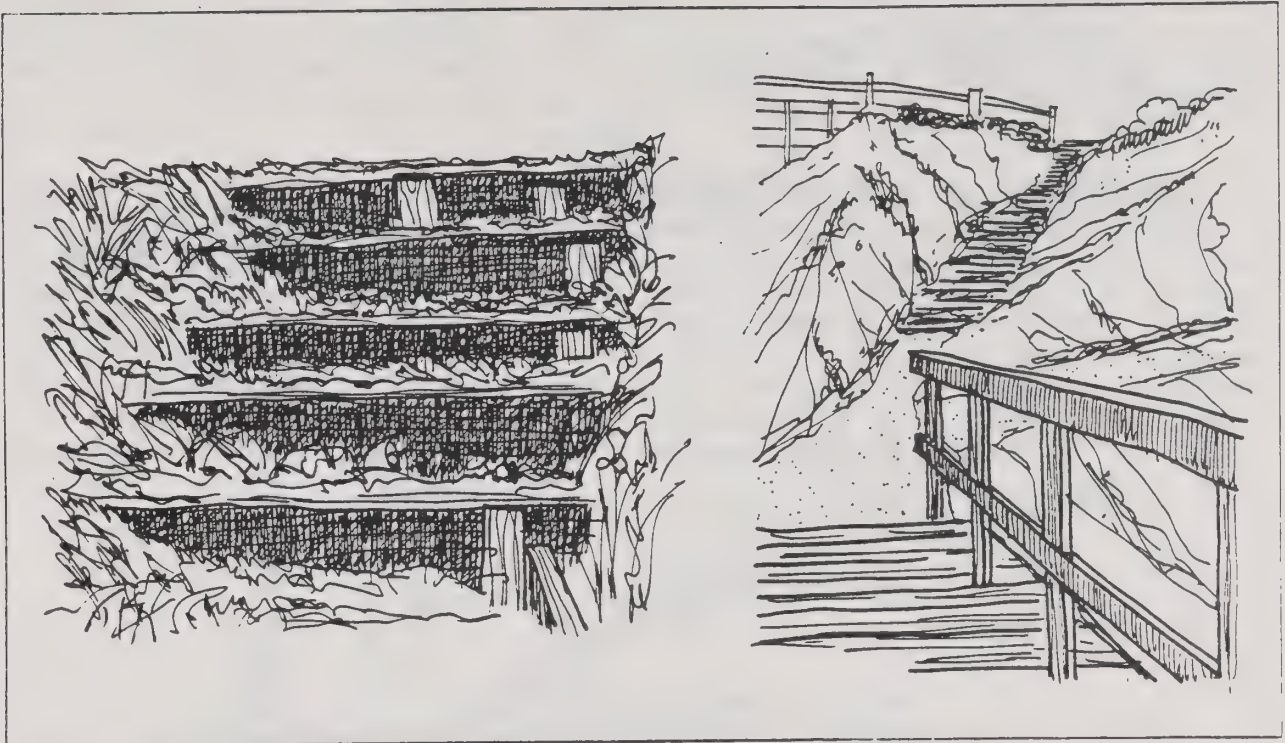


In sandy areas, or in other areas where it is desirable to utilize the trail as a means of controlling and guiding the access of pedestrians to keep them from inadvertently creating erosion problems or trampling sensitive vegetation, pedestrian hand rails are recommended.

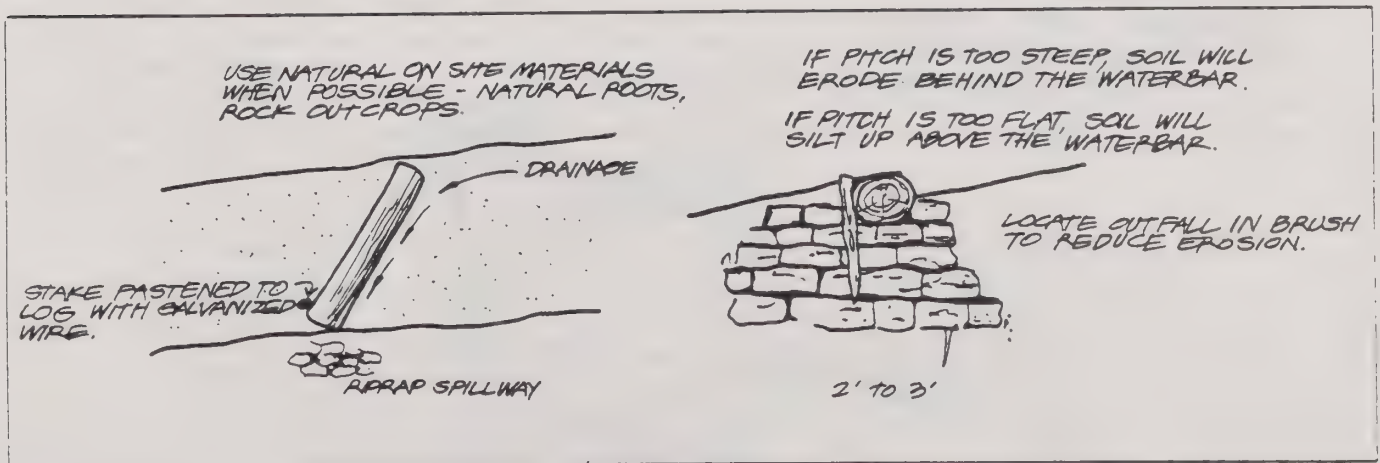


In areas where steep grades must be negotiated, as in providing access from coastal parking areas to nearby pocket beaches, combinations of anchored steps, boardwalk sections, and rails are recommended. These techniques are preferred to constructing stairways for a variety of reasons, including lower initial and ongoing maintenance cost, more natural appearance, and ease or repair if damaged by storm waves or other natural phenomena.

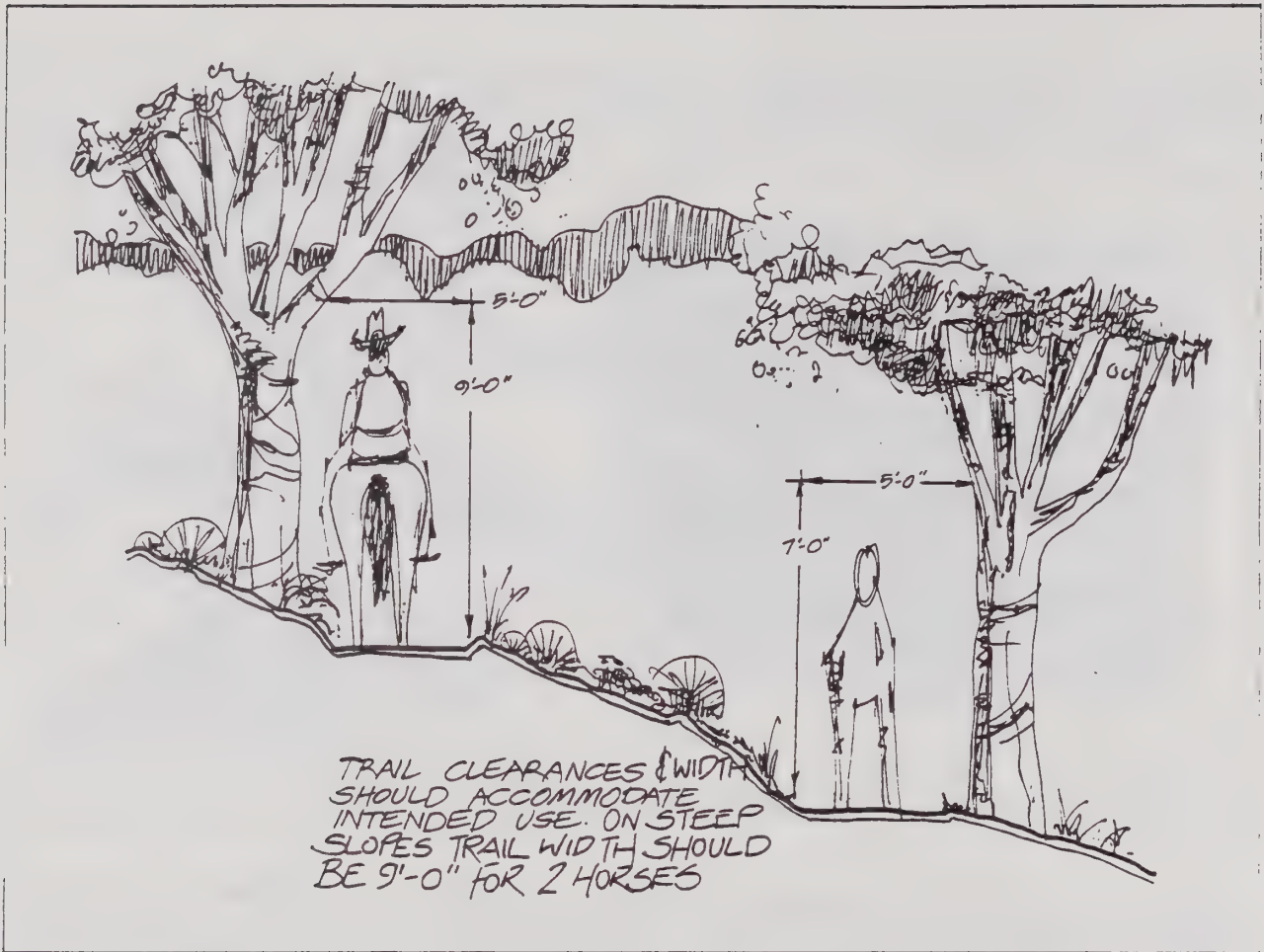




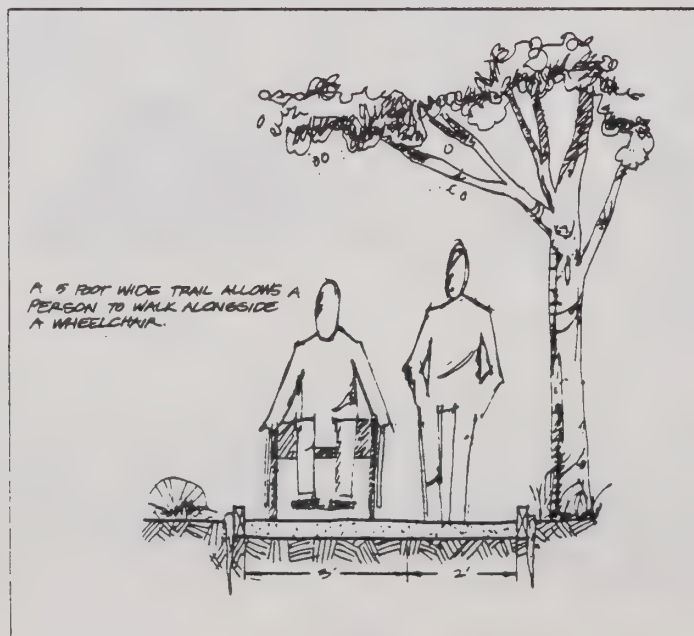
Waterbars are used for diverting water from trails. They should be installed where it is not feasible to drain accessways by cross sloping the surface. They may be constructed of rock or small diameter logs. Since waterbars present barriers to people with disabilities, they should not be installed on any accessway which is otherwise accessible to the disabled.



Adequate clearance should be provided along trails based on the use for which the trail is intended. Typical clearance criteria for pedestrian and equestrian usage is illustrated on the following page.

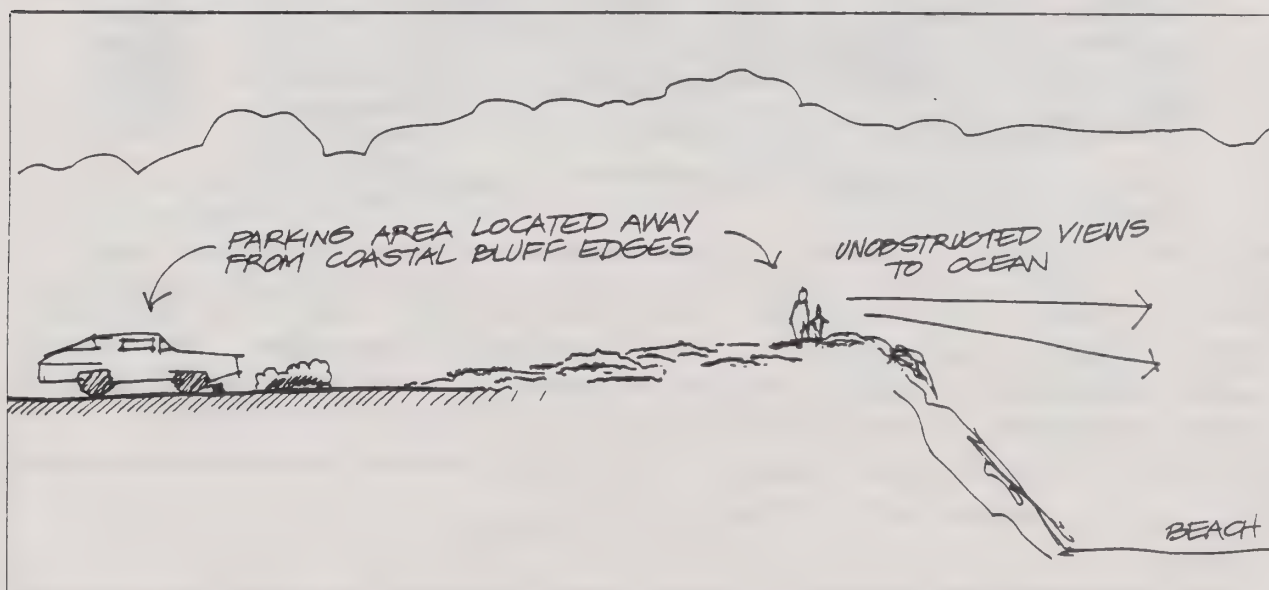


In areas designated for handicapped access, such as to specially designated view points, to rest rooms, and to selected day use areas, special provisions should be made to provide hard surface level trail access for the disabled. Handicapped trails should be a minimum of 5 feet wide to allow a person to walk alongside a wheelchair.

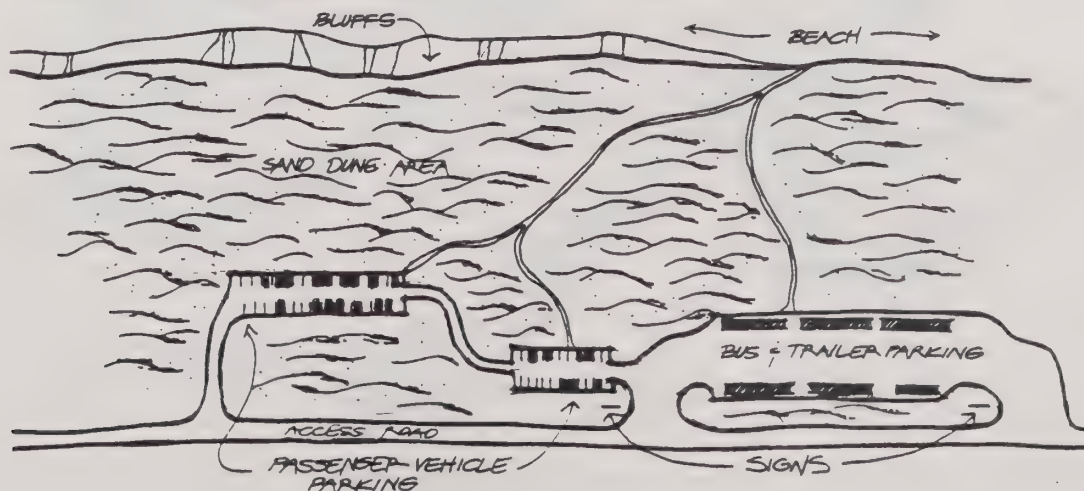


Wheelstops should be provided at rest areas and along the walkway. The stops, located at the edges and ends of walkways, provide a secure resting point and can prevent wheelchairs from inadvertently rolling into hazardous areas. Wheelstop height should be 3 inches with breaks located every 10 feet for drainage.

Parking areas. Parking area design should create safe situations for the integrated movement of vehicles and pedestrians. At the same time parking area design should provide parking locations that protect the environment from unauthorized vehicular incursion and do not obstruct aesthetic vistas, particularly along the shoreline. Wherever possible, it is recommended that parking areas be situated so that parked vehicles do not obstruct the spectacular shoreline views. Typically, this can be achieved by locating the parking area away from the coastal bluff edges and nearer to the access road, thus allowing exclusively pedestrian access between parking areas and the shoreline.

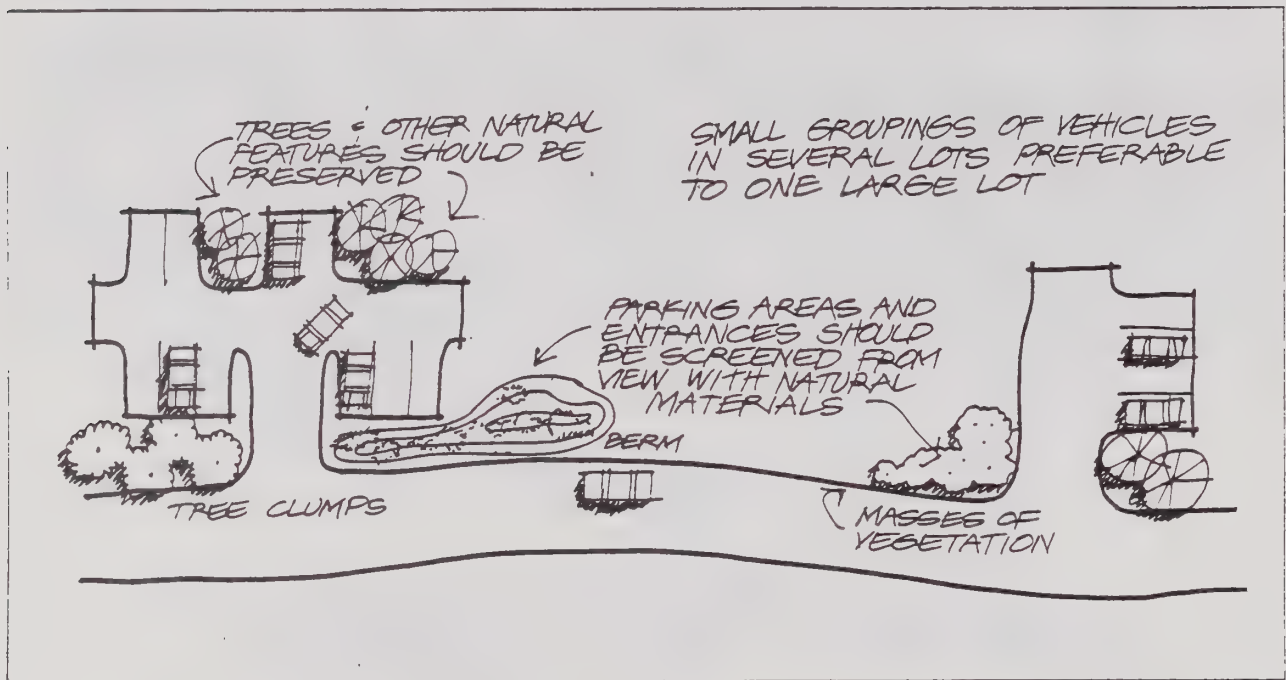


In areas where bus parking is recommended, adequate space should be provided for ingress, maneuvering, and egress. Typically, bus parking should be separated from auto parking and should be located where parked busses will not obstruct the best views.

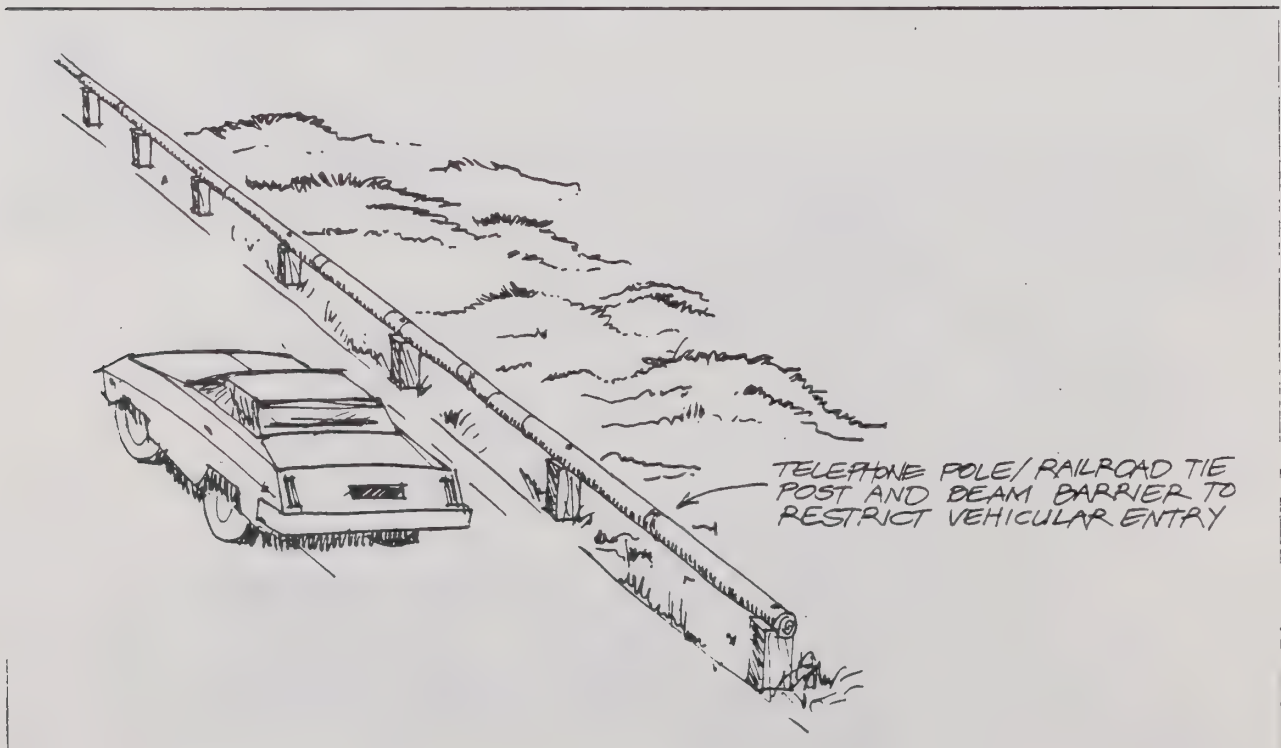




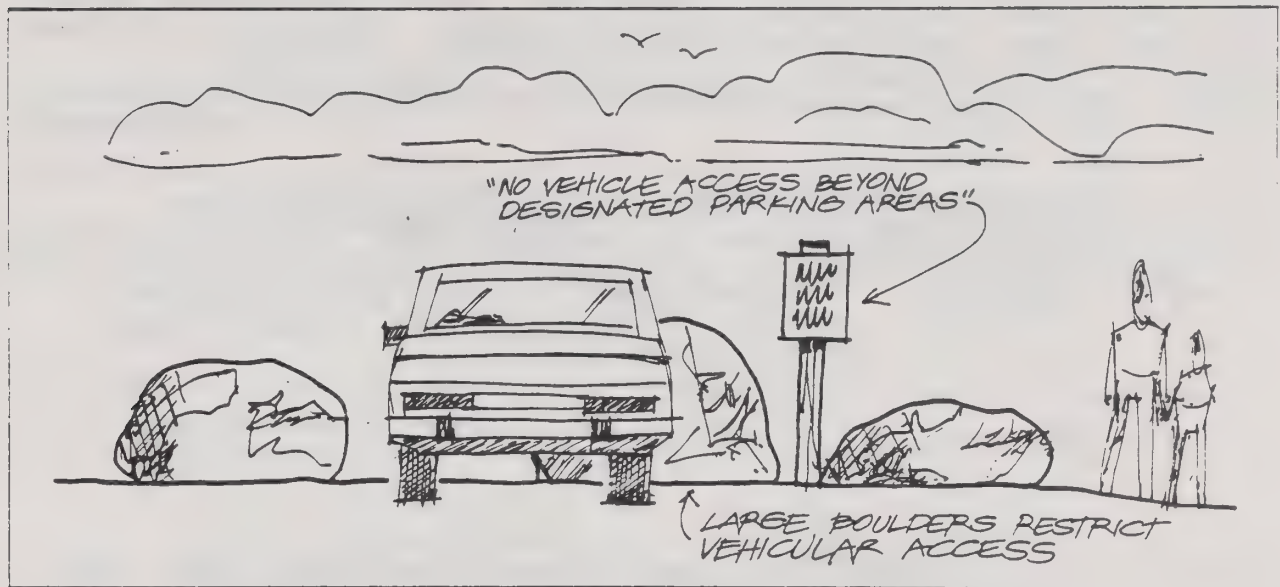
Where space permits, large groupings of auto parking spaces should be avoided. Rather, parking designs should favor smaller groupings of auto parking spaces to avoid the appearance of a "sea of vehicles" in the natural coastal setting.



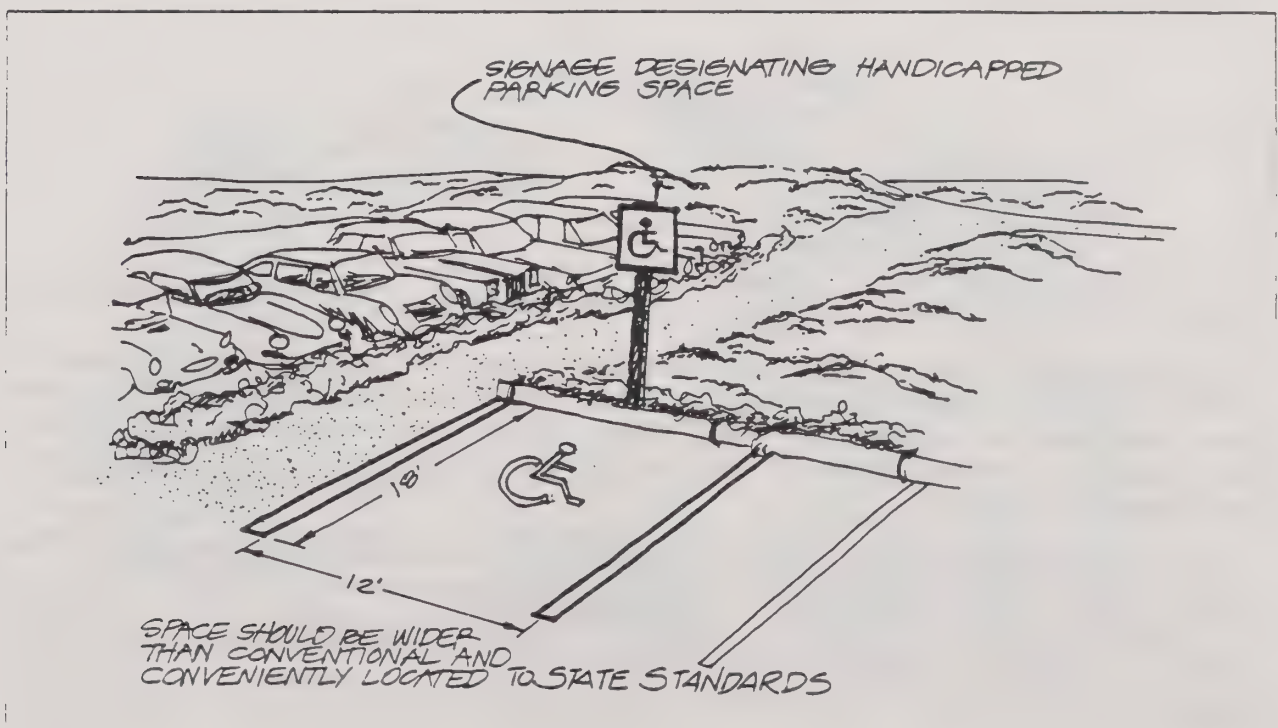
Sturdy barriers constructed of heavy posts and beams (e.g. railroad tie posts, telephone pole beams) should be placed along the perimeter of parking areas to positively prevent vehicle access beyond designated locations.



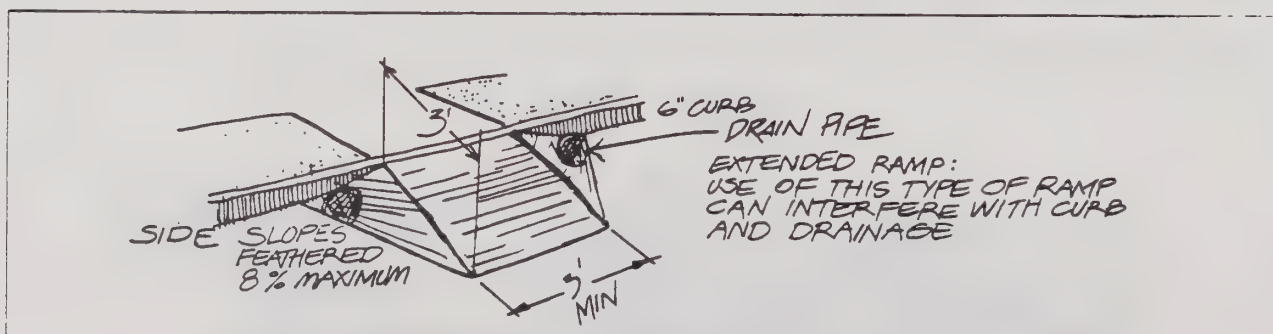
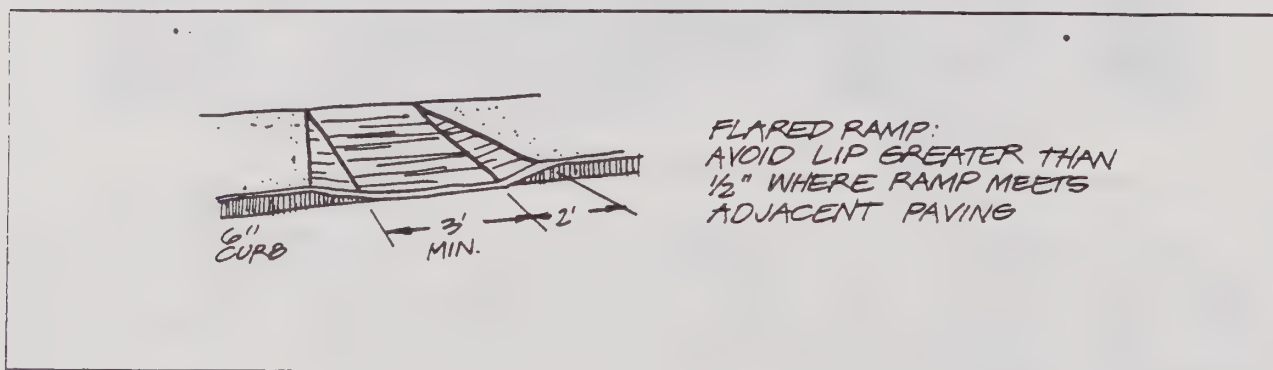
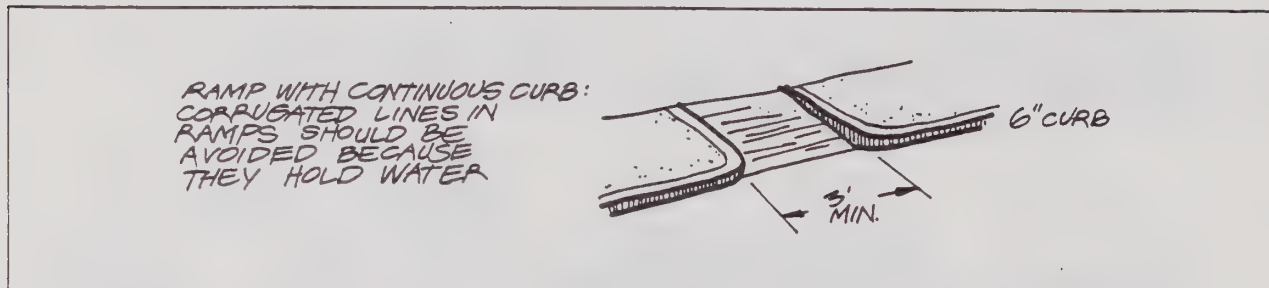
Alternately, large rocks can be used for this purpose. Parking areas should also be posted "no vehicle access beyond designated parking areas."



In areas designated for handicapped access, formally designated oversized handicapped parking spaces should be provided. These spaces should be located as conveniently as possible to hard surface access trails to viewing points, day use facilities, and other facilities provided at designated handicapped access points.



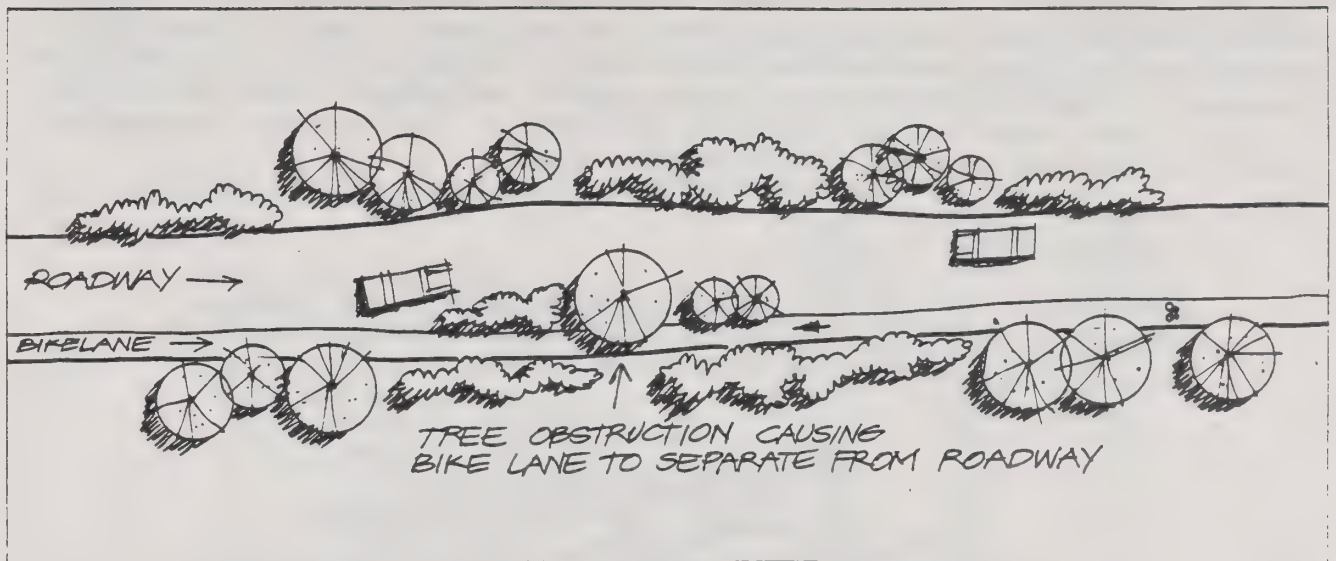
To avoid presenting barriers to handicapped persons in handicapped designated access areas, curbs should be avoided in parking area design. Where curbs are necessary to provide for control of auto access or for drainage, curb ramps should be provided. There are a variety of acceptable designs for curb ramps depending on the circumstances. Several are illustrated below.



Bicycle Routes. Where bicycle routes are formally designated, a combination of signs and pavement striping should be used to delimit the pavement surface reserved for bicycle use. The design objective for striping bicycle lanes on pavement should be to provide a 6 foot wide striped lane at the edge of the roadway surface.

In many places in the Del Monte Forest, this is unattainable due to narrow road pavement and right-of-way area, natural obstructions along roads such as trees and rock outcrops, and restricted sight distance on curve sections. Where the design objective is unattainable, alternatives should be considered including separating the bike lane from the road pavement to avoid trees, etc.



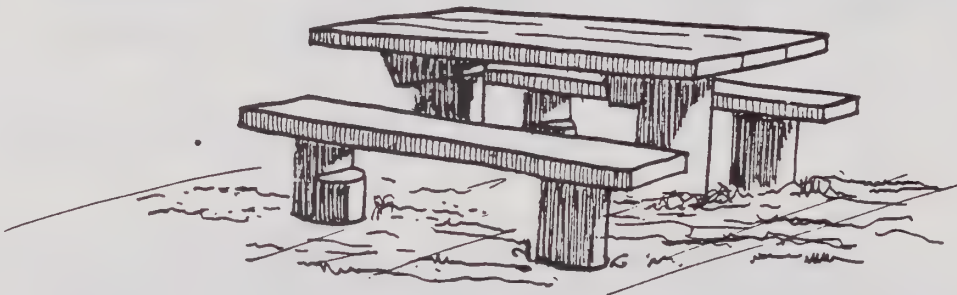


In cases where bicycle routes have not been designated due to safety considerations, but it is possible that bicyclists might attempt the route anyway, hazard signs should be posted indicating "caution - not recommended for bicyclists."



Day Use Facilities. Where day use facilities are provided, minimum facilities should include picnic tables, improved access trails, signs indicating the availability of day use facilities, and trash receptacles. Day use facilities should be located where they do not conflict with other uses or obstruct views. Picnic tables should be of sturdy wood or cast concrete construction and should be permanently affixed to the ground.

PICNIC TABLES AND BENCHES SHOULD BE CONSTRUCTED FROM STURDY OR MASSIVE WOOD MATERIALS. DESIGN SHOULD CONSIDER USE BY PEOPLE IN WHEELCHAIRS



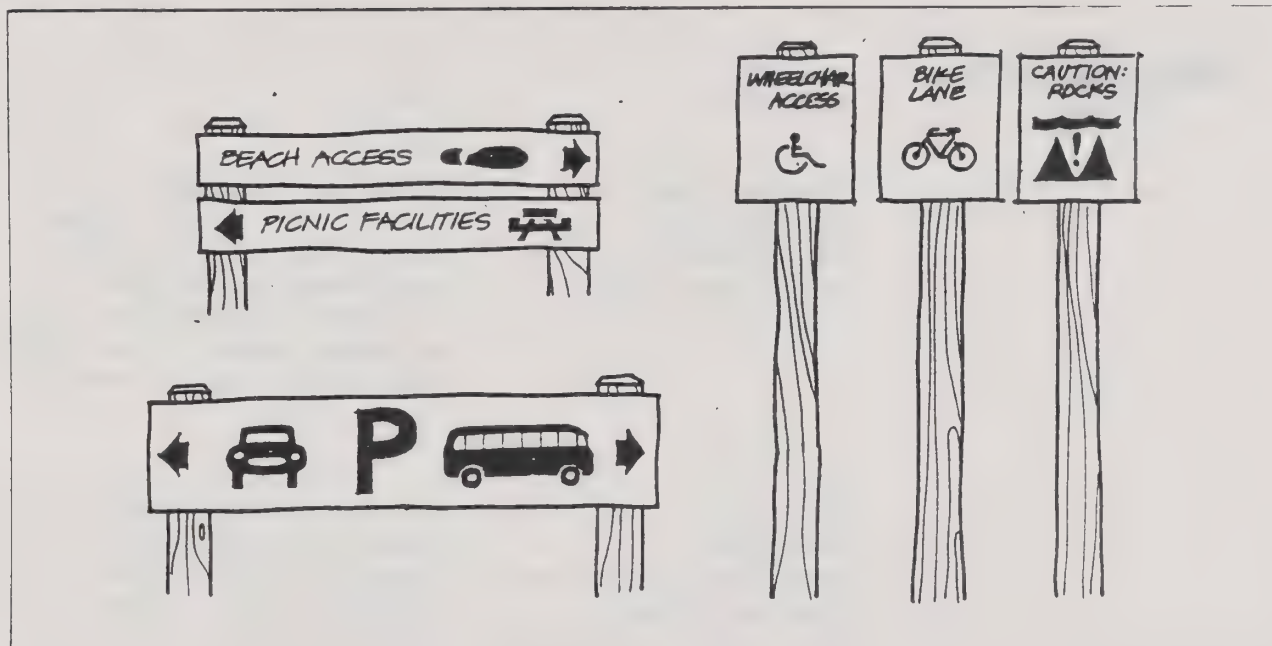
Trash receptacles should be of complimentary design and should be of sufficient number and capacity to accommodate the disposal needs of a particular area for at least a weekend.

TRASH DISPOSAL AREAS UTILIZE TIMBER BUILDING MATERIALS COMMON TO THE DESIGN THEME.



CREEPING VINES ON LATTICE SCREEN TRASH CONTAINERS

Signage. Standard and mutually compatible designs will be developed for access information signs. The signs will be mounted on wood posts and will emphasize natural colors where possible. Signs will be consistent with 17-Mile Drive route signs and will conform to international convention with respect to size and symbols.



As a minimum, signs will be used to 1) indicate approved access points, 2) designate auto and bus parking areas, 3) identify foot trail entrances and routes, 4) warn of hazardous areas or conditions, and 5) identify areas where facilities usable by the handicapped are provided.

The design criteria applied at all access areas will be similar so that a common theme of materials usage and signage will visually link the access points.

Phasing. Creation of new access points and improvements to existing access points shall be phased in a manner that ensures that a variety of access opportunities are available to the public at any point in time. The following table indicates the required phasing priority and sequence of improvements:



Access Improvement  
Priority

Location

Timing

1*	Crocker Grove Spanish Bay Midway Point Stillwater Cove**	Prior to occupancy of the Spanish Bay Hotel, or not later than June 30, 1986, whichever occurs first. ** Or within 120 days of permit approval within survey area if that occurs first (see LUP Policy 145).
2*	Bird Rock Point Joe Point Joe - Bird Rock Fan Shell Beach Bird Rock - Fan Shell	Not later than 2 years following occupancy of Spanish Bay Hotel, or June 30, 1988, whichever occurs first.
3*	Cypress Point Ghost Tree (PBC)	Not later than 3 years following occupancy of Spanish Bay Hotel, or June 30, 1989, whichever occurs first.
4	Pescadero (Hill)	As a condition of Hill Property improvements.
5	Carmel Beach	As a condition of any affected parcel.

\* Performance of these improvements to be assured by Landowner (Pebble Beach Company) posting a Performance Bond with the County at the time of County permit approval of the Spanish Bay Hotel/Golf Links project.



## SITE SPECIFIC IMPROVEMENTS

### 1. SPANISH BAY ACCESS

#### Location:

Northwest portion of the Del Monte Forest between Spanish Bay Golf Course and the shoreline (Figures 1a and 1b).

#### Ownership:

Private; Pebble Beach Company.

#### Beach Use:

Walking, surfing, jogging, beachcombing.

#### Natural Environment:

Northern portion; North Moss Beach, an open sandy beach continuing on to Asilomar State Beach to the north. Central portion; low bluff with rocky ocean edge, two archaeological sites in remnant dunes south of the headland. Isolated locales in remnant dunes with endangered or rare plants. Southern portion; South Moss Beach, an open cobbly beach with low bluffs to the north and no bluffs to the south.

#### Public Safety:

South Moss Beach is an erosional beach with ocean threatening to damage existing access roadway during storms.

#### Existing Access:

By foot from Asilomar State Beach along the beach. By automobile, bicycle, and on foot along existing Spanish Bay Road.

#### Existing Parking:

Uncontrolled parking along Spanish Bay Road which is damaging natural landforms and vegetation.

#### Land Use:

Former open pit silica mine. Negative easement to prevent construction of structures or other view obstructions along immediate coast west of Spanish Bay Drive. Golf Course and dune restoration uses authorized by LCP Land Use Plan.

#### Local Road Access:

Spanish Bay Road along southern portion.

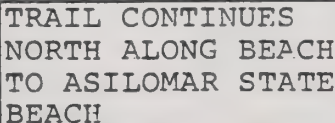


1a

## LOCAL COASTAL PROGRAM



0 200 400 FT



SEE MAP 1B FOR  
CONTINUATION

APPROXIMATE EXTENT  
OF SPANISH BAY  
GOLF COURSE

LAKE  
MAJELLA  
WATER SURFACE  
ELY 72.0

# 1b SPANISH BAY

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 200 400  
FT



USE BOARDWALK  
WHERE TRAIL  
CROSSES REMNANT  
DUNES NEAR POINT  
AND WHERE NEEDED  
TO AVOID ENVIRON-  
MENTAL DAMAGE.

TO ASILOMAR  
SEE MAP 1A

APPROXIMATE EXTENT  
OF SPANISH BAY  
GOLF COURSE

DEVELOP SHORELINE  
TRAIL ALONG BEACH.  
AVOID CONFLICT WITH  
GOLF COURSE.

DAY USE FACILITIES.  
SOME ACCESSIBLE TO  
HANDICAPPED.

80 AUTO AND 3 BUS  
PARKING SPACES IN  
DESIGNATED AREAS

POST SENSITIVE  
PLANT AREAS

REMOVE SPANISH BAY  
ROAD

POST "NO BUS PARKING"

5 HANDICAPPED  
PARKING SPACES

DAY USE FACILITIES

POST "BUS PARKING"

REROUTE SPANISH BAY ROAD



#### Mass Transit:

Tour busses along Spanish Bay Road.

#### Trail Access:

Bicycle Route along Spanish Bay Road. No formal trail system, but pedestrian access taken along beach.

#### Improvement Objectives:

The primary public access objective for Spanish Bay Access is to organize and focus access in a manner that allows the public to enjoy shoreline use possibilities in areas provided for this purpose while simultaneously reducing pressure on the remaining sensitive natural areas near the headland and providing adequate organized parking. A concurrent objective is to improve lateral access possibilities for pedestrian south of Asilomar State Beach.

Abandon Spanish Bay Road except for a segment extending 2,000' north from its intersection with 17-Mile Drive. Retain the remaining segment and provide 80 marked parking spaces to offset former parking opportunities along the abandoned segment. Provide 3 bus parking spaces.

Develop short-term day use facilities near the parking area including picnic tables to allow visitors to enjoy picnics and the shore environment. Some of these day use facilities should be designed to accommodate the needs of the handicapped. This may involve paving certain access trails and the area around some picnic tables. Areas accessible to the handicapped shall be so marked.

Develop and sign a foot trail from the parking area north along the beach to Asilomar State Beach. In areas where the trail must pass through existing remnant dunes, route trail to prevent damage to sensitive dune vegetation and to avoid existing archaeological sites. In this area, provide a suitable base material (e.g. decomposed granite) and provide rail barriers where desirable or necessary to keep people on the trail.

Post sensitive plant areas to discourage damage to vegetation. Remove invasive vegetation in accordance with recommendations of OSAC Maintenance Standard 6.

Use ice plant in intensively used parking areas to discourage pedestrian and auto access to areas where such access would potentially damage sensitive vegetation or impede the stabilization of new dune landforms.

Provide emergency vehicle access to the beach. Detailed emergency access provisions must be shown on the final site plan approved by the County for the Golf Course.

#### Timing:

The improvements listed above shall be completed prior to occupancy of the Spanish Bay Hotel, or not later than June 30, 1986, whichever occurs first.



## 2. POINT JOE ACCESS

### Location:

Northwest shoreline of the Del Monte Forest Area south of South Moss Beach at the northwest corner of the Monterey Peninsula Country Club Golf Course (Figure 2).

### Ownership:

Private; Monterey Peninsula Country Club.

### Beach Use:

None. The area is a rocky promontory with no beach and unsafe water access conditions.

### Natural Environment:

Moderately high rocky bluff at the point. Parking to the bluff edge east of the point has eliminated substantially all native vegetation. Golf course tees to the south of the point result in a manicured lawn with a little rough area which may contain some native wildflowers.

### Public Safety:

The bluff face is dangerous due to wave action. Pedestrian access below the bluff top presents safety problems.

### Existing Access:

Vehicular, pedestrian, and bicycle access is possible from both north and south along 17-Mile Drive. Bicycle lane is not marked on roadway due to narrow pavement area. Pedestrian access, also unmarked, extends to the edge of the bluff east of the point with some unmarked trails down the bluff face to the waters edge.

### Existing Parking:

Unmarked parking spaces are provided for approximately 30 automobiles between 17-Mile Drive and the ocean, primarily east of the point.

### Land Use:

The Monterey Peninsula Country Club golf course surrounds the point. There is a negative easement at the point itself and along the shoreline west of 17-Mile Drive that precludes visual obstructions.

### Local Roadway Access:

17-Mile Drive.

## 2 POINT JOE

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 100 200  
FT



# POINT JOE

PEDFSTRIAN BARRIERS  
WHERE NECESSARY FOR  
SAFETY

2 HANDICAPPED  
PARKING SPACES

USC & GS PT. JOE  
EL. 29.95

SHORELINE TRAIL  
ALONG BLUFF TOP.

30 IMPROVED AUTO  
PARKING SPACES.

ROUTE TRAIL TO  
AVOID CONFLICT  
WITH GOLF USE

POST "NO BUS PARKING"

DRIVE

MONTEREY

PENINSULA

Mass Transit:

Tour busses on 17-Mile Drive, which do not stop at Point Joe due to lack of adequate parking space.

Trail Access:

None.

Improvement Objectives:

The primary access objective at this location is the provision of visitor views up the coast toward Asilomar. Physical access to the water is not an objective due to constrained site conditions and safety hazards.

Reorganize and improve parking area to provide 30 automobile parking spaces on the seaward side of 17-Mile Drive. Do not provide for bus parking. Post the parking area to encourage auto only parking and to encourage busses, campers, and larger vehicles to stop at larger viewing areas at Spanish Bay or Bird Rock that have adequate facilities to accommodate them.

Surface the parking area and provide pedestrian barriers to prevent people from venturing down the bluff face to the water.

If it is not possible to safely accommodate 30 marked auto parking spaces while still providing for safe pedestrian circulation to view points and separating parking areas from 17-Mile Drive traffic, then parking spaces not provided at Point Joe should be added to those spaces being accommodated at either Bird Rock or Spanish Bay accesses.

Timing:

The improvements listed above shall be completed not later than two years following occupancy of the Spanish Bay Hotel, or June 30, 1988, whichever occurs first.



### 3. POINT JOE

#### Location:

Western coastline of Monterey Peninsula between Point Joe and Bird Rock seaward of 17-Mile Drive (Figure 3).

#### Ownership:

Private; Pebble Beach Company.

#### Beach Use:

Walking to several pocket beaches for nature observation, photography, and beachcombing.

#### Natural Environment:

Low coastal bluff environment with several pocket beaches. The bluff top areas have been invaded by ice plant and other invasive species which have crowded out the native grasses and wildflowers in most areas. Unrestrained off-road automobile access on the blufftop has resulted in damage to sensitive vegetation.

#### Public Safety:

The bluff face is eroding moderately where unmarked trails lead to the water. The safety of some of these trails is questionable. There is a safety problem in some areas at the bluff edge where unrestrained automobile access leads to the very edge of the bluff.

#### Existing Access:

17-Mile Drive and a series of automobile turnouts provide vehicular and pedestrian access along this entire reach of coast. There is no signing of preferred access points or parking areas. A bicycle route extends along the entire length of this access area but is unmarked due to the narrow pavement width.

#### Existing parking:

At present, parking is unrestricted along 17-Mile Drive and off the road where cars have beaten down natural vegetation. It is estimated that over 150 automobiles can be accommodated if all space is utilized. Allowing that some of these undeveloped areas are at least partially inaccessible during some times of the year because of mud and standing water, space is available year round for about 125 vehicles.

#### Land Use:

The entire area west of 17-Mile Drive is a public access and viewing area. It is subject to a negative easement which prevents the construction of view obstructing structures.

3

# BLUFFS FROM PT JOE TO BIRD ROCK

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 250 500 FT



SINGLE SHORELINE  
TRAIL ON BLUFF  
TOP

POST "NO BUS PARKING"

PARKING FOR  
125 AUTOS

ROTATE PUBLIC ACCESS  
EVERY 2 YEARS TO  
ALLOW RESOURCE TO  
RECOVER FROM USE

PARKING FOR 125  
AUTOS

POST "NO BUS PARKING"

SINGLE SHORELINE TRAIL  
ON BLUFF TOP

PEDESTRIAN BARRIERS  
WHERE REQUIRED FOR  
SAFETY OR RESOURCE  
PROTECTION



#### Local Roadway Access:

17-Mile Drive.

#### Mass Transit:

None, although tour busses pass by on 17-Mile Drive. There are no improved parking areas for tour busses in this area.

#### Trail Access:

There are a number of foot trails that provide lateral access along the bluff top. They are unimproved, however, and meander at random. Many of the trails are redundant (e.g. several parallel routes to the same destination).

#### Improvement Objectives:

The principal objectives of public access in this access area are to provide relief for parking at the Bird Rock access area immediately to the south and to provide sweeping vistas to the north and south for photographic purposes. A secondary objective is to provide convenient foot trail access to several of the small sandy beaches.

Parking and automobile access should be reorganized in this area along the lines specified in OSAC Maintenance Standard 5. The principal provision of that standard pertinent to access and parking is the concentration and reorganization of turnouts 2, 3, and 4 (OSAC numbers) to provide for rest and rotation of access in these areas.

125 parking spaces should be provided for automobiles in this area at any given point in time (allowing for periodic closures of some areas for rest/rotation per OSAC, this may require the creation of more than 125 actual spaces). Visitor preference data for turnouts in this access area, as listed in Table A of OSAC Maintenance Standard 5, shall be used in allocating improved parking spaces. No bus spaces need be provided so long as space for tour busses is provided at Bird Rock access.

In providing parking spaces, the total number of automobile access points should be reduced to eliminate unnecessary impacts of automobiles on the native vegetation. Structural or vegetative barriers should be maintained around parking areas to prevent vehicles from operating in adjoining habitat.

The vegetation removal and restoration recommendations of OSAC Maintenance Standard 5 shall be applied when making these public access improvements. In particular, ice plant shall be permitted to remain only in areas where it can be controlled. Native wildflowers and other native plant materials shall be used in all other areas.



A single blufftop trail of natural materials shall extend along the blufftop connecting parking and beach access areas. The only improvements appropriate for this trail, aside from clearing the vegetation, are a gravel base suitable to prevent erosion and barriers to discourage beach access at unsafe locations and to discourage public access to more sensitive locations.

Timing:

The improvements listed above shall be completed not later than two years following occupancy of the Spanish Bay Hotel, or June 30, 1988, whichever occurs first.

#### 4. BIRD ROCK ACCESS

##### Location:

Western coastline of Monterey Peninsula between Point Joe and Cypress Point opposite Bird and Seal Rocks just offshore (Figure 4).

##### Ownership:

Private; Pebble Beach Company.

##### Beach Use:

Popular stopping point for tourists on 17-Mile Drive for photography, observation of offshore rocks and associated marine wildlife, and beachcombing on small protected beaches at low tide.

##### Natural Environment:

Low coastal bluff environment at a small promontory with spectacular views south to Cypress Point and north to Point Joe. The predominant vegetation is ice plant which has colonized the area. Aside from this there is little vegetation due to destruction by automobiles and by heavy foot traffic. The bluff face is bare and is eroding as a result of storm wave action and uncontrolled foot traffic.

##### Public Safety:

The bluff face is eroding moderately where unmarked trails lead to the rocks and pocket beaches. The safety of some of these trails is questionable. Immediate bluff edges present an automobile safety problem in some areas where automobile access is unrestricted and leads to the very edge of the low bluff.

##### Existing Access:

17-Mile Drive and several access points for vehicles off the Drive provide access to parking areas. According to use surveys taken at peak visitor periods, this is the most popular visitor access point on the Del Monte Forest coastline. This is a popular tour bus stop, because of the views available of the western peninsula coastline and the availability of parking for large busses. Bicycle access occurs along 17-Mile Drive on an unmarked bicycle route which terminates at Bird Rock Access. Beach access is relatively unobstructed and leads to rocky outcrops and sandy pocket beaches adjacent to parking areas in a number of places.

##### Existing Parking:

The estimated parking capacity of the Bird Rock parking areas is 105 automobiles. Sufficient space is available to accommodate several busses as well. All of the parking areas are informal and unpaved, although some have been improved by adding sand to stabilize the base material. At times, some of these parking areas are not usable due to standing water, the result of locally poor drainage.

# 4 BIRD ROCK

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 200 FT



25

STAIR TO  
POCKET BEACH

SINGLE SHORELINE  
BLUFF TOP TRAIL

PEDESTRIAN BARRIERS  
WHERE NECESSARY FOR  
SAFETY OR RESOURCE  
PROTECTION

100 AUTO PARKING SPACES

5 HANDICAPPED  
PARKING SPACES

STAIR TO  
POCKET BEACH

BIRD RMI  
EL. 22.84

4 BUS PARKING SPACES

POST "BUS PARKING"

IMPROVE EXISTING  
RESTROOM FACILITIES

STAIR TO  
POCKET BEACH

TRAIL TO BEACH

SEAL ROCK CREEK



#### Land Use:

The entire Bird Rock area is devoted to visitor access and viewing. There are a number of "pedestal binoculars" for visitor viewing enjoyment. The area is subject to a negative easement which prevents the construction of view obstructing structures not associated with visitor use of the area. Visitor support structures in the area include a small building currently used for public rest rooms. Some picnic benches and fire pits are located in the area. Day use only is permitted.

#### Local Roadway Access:

17-Mile Drive.

#### Mass Transit:

None, although tour busses pass by on 17-Mile Drive and utilize this area as a principal stop.

#### Trail Access:

Unimproved foot trails connect Bird Rock Access to points north along the shoreline and to the rocky and sandy beaches at the access. These trails are unmarked but are clearly located by continuous usage. There is some duplication in trails as a result of the uncontrolled and unmarked pedestrian access.

#### Improvement Objectives:

The principal objective of public access at this access area is to attract and provide for concentrations of visitors, particularly large groups that may arrive by tour bus and to provide for access by the handicapped. By concentrating use at this location, already known from survey data to be a preferred visitor access point, and designing parking and shoreline access appropriately, it may be possible to relieve pressure on more sensitive natural areas to the immediate north and south where uncontrolled access in the past has resulted in major alteration to the ecologic balance of the immediate shoreline area.

Parking areas should be redesigned, resurfaced, and striped to accommodate 100 automobiles and 4 tour busses. The design should prohibit vehicular access to the area south of the rest room facilities to allow that area to be scarified, replanted to native wildflowers as called for by the OSAC Plan, and allowed to recover from overutilization. The perimeter of the redesigned parking area should include physical barriers that prevent autos from leaving the parking areas and damaging vegetation.

Pathways to and from the beach and rocky coast areas and along the bluff top should be improved and marked to encourage pedestrian access to safe locations and discourage it elsewhere. Appropriate materials as trail base include decomposed granite or porous asphalt. Trail marking signs for this and other visitor access trails along the shoreline should be of common design. At least shoreline access trails, several of the day use picnic facilities, and the rest room facility should be made accessible for the handicapped.

Improved picnic and related day use facilities such as fire pits, tables, and rest rooms should be provided. By concentrating these uses at a single location, it will be possible to control usage more effectively and minimize conflicts with other uses and sensitive environmental areas where too much use could damage ecologic values, or prevent these values from being restored.

Vegetation rehabilitation and restoration recommendations of OSAC Maintenance Standard 5 shall be adhered to in accomplishing the visitor access improvements at this access area.

Timing:

The improvements listed above shall be completed not later than two years following occupancy of the Spanish Bay Hotel, or June 30, 1988, whichever occurs first.

## 5. SEAL BEACH - FAN SHELL BEACH ACCESS

### Location:

Western coastline of Monterey Peninsula between Bird Rock and Fan Shell Point (Figure 5).

### Ownership:

Private; Pebble Beach Company.

### Beach Use:

Popular location for visitor access to Seal Beach and other small beaches for beachcombing and picnicing.

### Natural Environment:

Very low coastal bluff with easy access to Seal Beach. Shoreline eroding during storms with wave penetration to 17-Mile Drive in some locations at the south end of the access. Vegetative cover is primarily invasive ice plant, although at some locations American beach grass and native wildflowers are present.

### Public Safety:

Except during periods of storms and high waves, the Fan Shell Cove is one of the more protected areas along the western Monterey Peninsula shoreline and access to Seal Beach from the 17-Mile Drive turnouts is relatively easy. Headward erosion of areas south of Seal Beach by storm waves is endangering 17-Mile Drive and its seaward shoulder and parking areas without bank protection. Pedestrians walking along the roadway (an off-road trail at this point is not feasible) are potentially endangered by traffic on the narrow roadway.

### Existing Access:

17-Mile Drive and several small parking areas on its seaward side provide vehicular access to this area. According to use surveys, the parking turnouts in this area are among the least used on the Drive, probably a reflection of relatively limited parking and the presence of two popular, better equipped and situated, visitor stops nearby at Bird Rock and Fan Shell Point. Pedestrian beach access from the two primary parking areas to the Seal Beach at the north end of this access area is by unimproved trail, but is easy.

### Existing Parking:

Two unimproved parking turnouts have an estimated total capacity of 18 automobiles. This may be an overstatement of functional capacity as the two areas are not well organized for parking or 17-Mile Drive access, especially for longer, less maneuverable vehicles such as campers.



# 5 BEACH AND BLUFFS

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 100 FT



SINGLE BEACH ACCESS TRAIL

10 PARKING SPACES

POST "NO BUS PARKING"

39.9

37.5

P&A 30  
EL. 28.37

27.5

24.0

25

38.0

33.0

POST "NO BUS PARKING"

91.7

46.0

37.0

32.0

21.0

5.5

25

50

66.5

63.0

73.5

74.0

WESTERN

#### Land Use:

The entire area west of 17-Mile Drive is devoted to visitor viewing and recreation uses. It is subject to a negative easement which prevents the construction of view obstructing structures not associated with visitor use of the area. East of 17-Mile Drive is the Spyglass Golf Course, a private golf club. Day use only is permitted in the area.

#### Local Roadway Access:

17-Mile Drive.

#### Mass Transit:

None. Tour busses pass by but parking facilities cannot accommodate these larger vehicles.

#### Trail Access:

Trail access connects parking areas with the beach and to Bird Rock parking areas. Unlike the trail access along the coast to the north, off-road trail access along this area is not continuous along the shoreline to the south. Pedestrians transiting the area along the Drive must walk on the narrow shoulder of the Drive itself.

#### Improvement Objectives:

The primary objective of access at this access area is to provide relief to Bird Rock Access and to provide limited parking for those wishing to picnic or walk on the protected Seal Beach.

Existing parking areas should be improved and striped to accommodate 10 passenger automobiles. Access to the parking areas should be posted to encourage campers and other larger vehicles to proceed to nearby Bird Rock where adequate facilities for the larger vehicles are available.

Improve and sign the trail to Seal Beach. Trail base material should be decomposed granite with provisions made for erosion protection, where appropriate. Similarly, a trail should be constructed to the south from the parking areas remaining off road until terrain clearance becomes infeasible, then joining the road.

#### Timing:

The improvements listed above shall be completed not later than two years following occupancy of the Spanish Bay Hotel, or June 30, 1988, whichever occurs first.

## 6. FAN SHELL BEACH ACCESS

### Location:

Southwestern coastline of Monterey Peninsula at northernmost promontory of Cypress Point in Fan Shell Cove (Figure 6).

### Ownership:

Private; Pebble Beach Company.

### Beach Use:

Beachcombing on small beach accessible by unmarked, unimproved trail from parking area.

### Natural Environment:

Coastal bluff on small promontory with rocky bluff face to water below. There is a small beach to the east during some seasons of the year, which is used for seal pupping. The entire bluff top is taken up by unimproved parking. There is no vegetation.

### Public Safety:

Due to the constrained nature of the parking, access to and from 17-Mile Drive presents potential safety problems during periods of peak use. The perimeter of the parking area drops off abruptly to the rocks and surf below.

### Existing Access:

17-Mile Drive auto access from either direction.

### Existing Parking:

It is estimated that 25 vehicles can use the available parking area.

### Land Use:

The entire area seaward of 17-Mile Drive is open space in negative easement dedicated to public access. The opposite side of 17-Mile Drive is the Cypress Point Golf Club, a private facility.

### Local Roadway Access:

17-Mile Drive.

### Mass Transit:

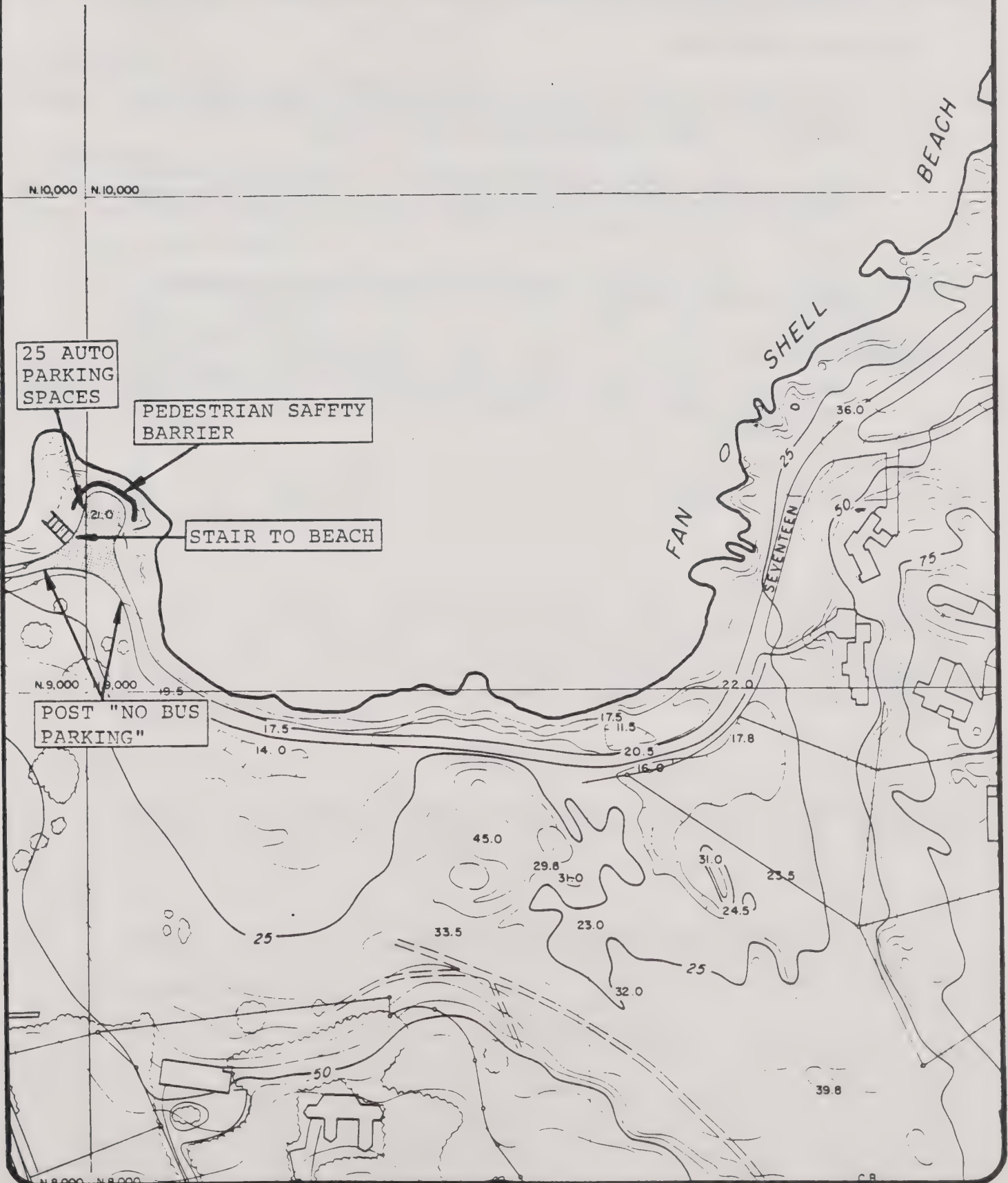
None; tour busses pass by but typically do not stop due to space limitations.





0 200  
FT

# 6 FAN SHELL BEACH



#### Trail Access:

There is presently no trail access to this area from other access areas except along 17-Mile Drive on the pavement due to wave erosions. An unmarked, unimproved trail leads from the parking area to the beach.

#### Improvement Objectives:

The primary objective for use of this access area is to provide short term visitor parking for viewing and photography of the coastline and offshore rocks to the north and nearby seal pupping areas.

Resurface the parking area and mark for 25 automobiles. Provide barriers to prevent auto access to near the bluff edge and to prevent pedestrian access to near the bluff edge and to prevent pedestrian access to the seal pupping areas.

Sign the area beyond the edge of the parking area as hazardous.

#### Timing:

The improvements listed above shall be completed not later than two years following occupancy of the Spanish Bay Hotel, or June 30, 1988, whichever occurs first.

## 7. CROCKER GROVE ACCESS

### Location:

Inland side of 17-Mile Drive at the southwest corner of the Del Monte Forest (Figure 7).

### Ownership:

Private; Del Monte Forest Foundation.

### Beach Use:

None.

### Natural Environment:

Type location of native Monterey Cypress trees, federally listed endangered species. Vegetative cover is a mix of mature Monterey Cypress and Monterey Pine overstory with sparse grass and shrub understory. Drainage from road culverts to the north has created a wet area where the drainage discharges to the site.

### Public Safety:

The site itself presents no particular public safety problem, although 17-Mile Drive which bounds the site on the south and west sides is a narrow roadway with no shoulder.

### Existing Access:

The entire site can be viewed from perimeter roads on all sides. Pedestrian access can be gained at any location on the site from perimeter roads and from a small unimproved parking area at the south side of the site. Existing physical access is discouraged by OSAC Plan Maintenance Standards due to the extreme sensitivity of the endangered Monterey Cypress to root damage from compaction.

### Existing Parking:

Parking is provided for about 5 automobiles at an area on the south side of the site defined by log barriers. The parking is informal and unimproved, limited only by the log barriers.

### Land Use:

Permanent Open Space managed for natural resource protection.

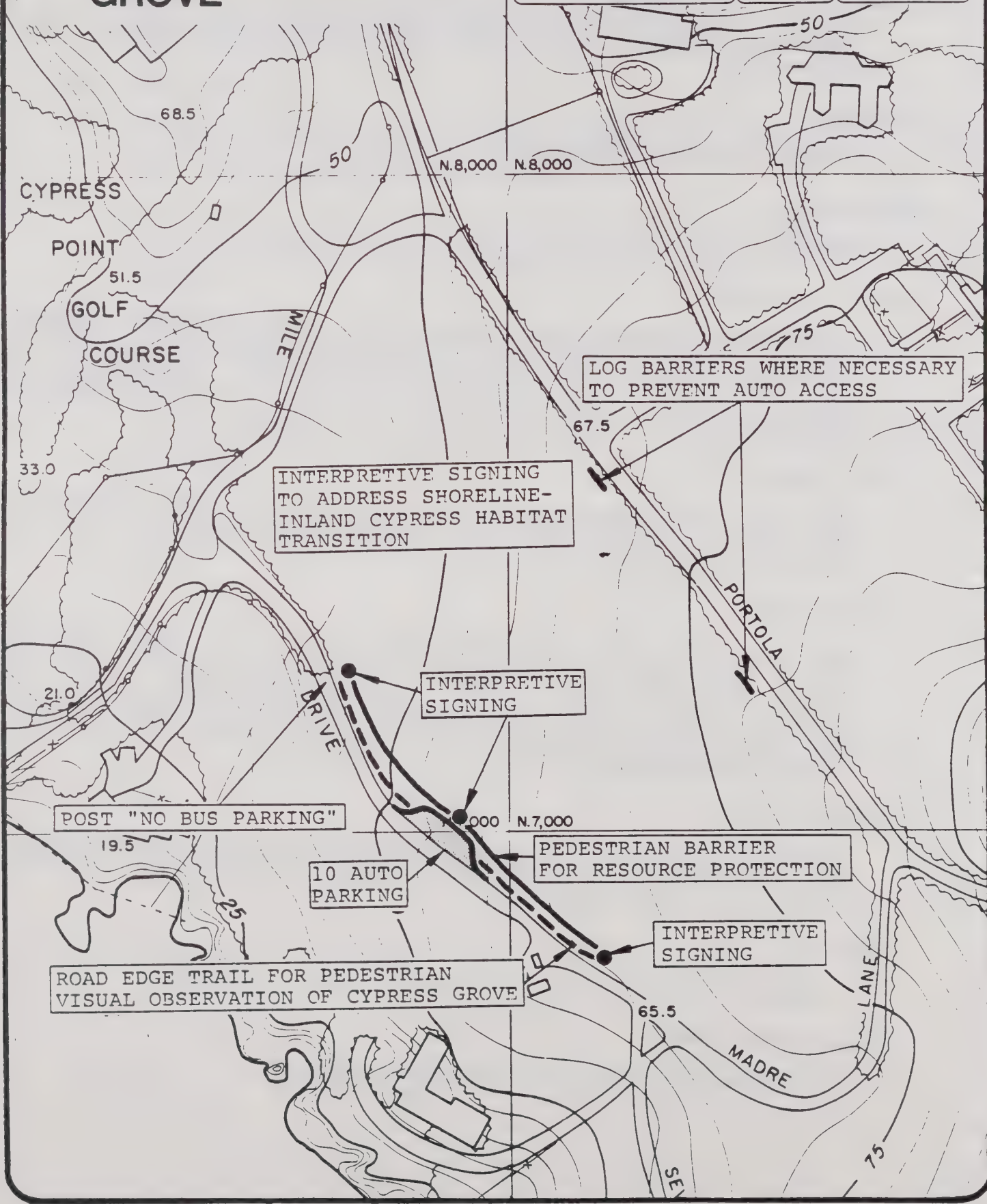
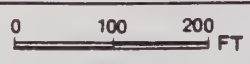
### Local Roadway Access:

17-Mile Drive and other local residential streets.



# 7 CROCKER CYPRESS GROVE

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM



Mass Transit:

None, although tour busses passing by the site provide visual access.

Trail Access:

None.

Improvement Objectives:

The primary objective of access at this location is to provide visual access to the pristine type location of the endangered Monterey Cypress while protecting the delicate balance of soil and microclimate conditions that combine to maintain the natural integrity of this unusual habitat.

Improve the existing parking area by providing a gravel or asphalt base and marking for parking for automobiles. Permanent barriers should be placed around the parking area to positively prevent vehicular access to any part of the site.

Educational signing should be placed at the parking area to explain natural sensitivities and discourage practices harmful to the site, including pedestrian access within the drip zones of any trees beyond the parking area.

Timing:

The improvements listed above shall be completed prior to occupancy of the Spanish Bay Hotel, or not later than June 30, 1986,

## 8. CYPRESS POINT OVERLOOK ACCESS

### Location:

Extreme southwesterly corner of Del Monte Forest at Cypress Point (Figure 8).

### Ownership:

Private; Pebble Beach Company.

### Beach Uses:

None.

### Natural Environment:

Moderately high bluff overlooking rugged rocky bluff face which extends down to ocean on three sides. The turnout area is paved or has gravel surface with no natural vegetation. At the top fringe of the bluff, ice plant occurs as a fringe to the parking area.

### Public Safety:

Hazards exists for individuals venturing beyond the fenced parking area onto the rocks. There are no trails and wave action on the rocks below is turbulent and unpredictable.

### Existing Access:

Auto access is by short two lane paved drive from 17-Mile Drive from the east or the north. There is no pedestrian access beyond the parking area. This is one of the better coastal viewing points for the elderly or otherwise handicapped since good views are possible without the need to leave automobiles.

### Existing Parking:

Paved but unmarked parking space is available for approximately 35 automobiles with overflow available onto a gravel area for perhaps 10 additional autos. Parking is adequate for tour busses, but it is seldom used by these busses due to sharp turns onto the access road, maneuvering, and vertical clearance problems that cannot be determined by drivers until turning onto the access drive.

### Land Use:

Permanent Open Space and public access point. Adjoining uses include a private residence to the east and the Cypress Point Golf Course to the west.

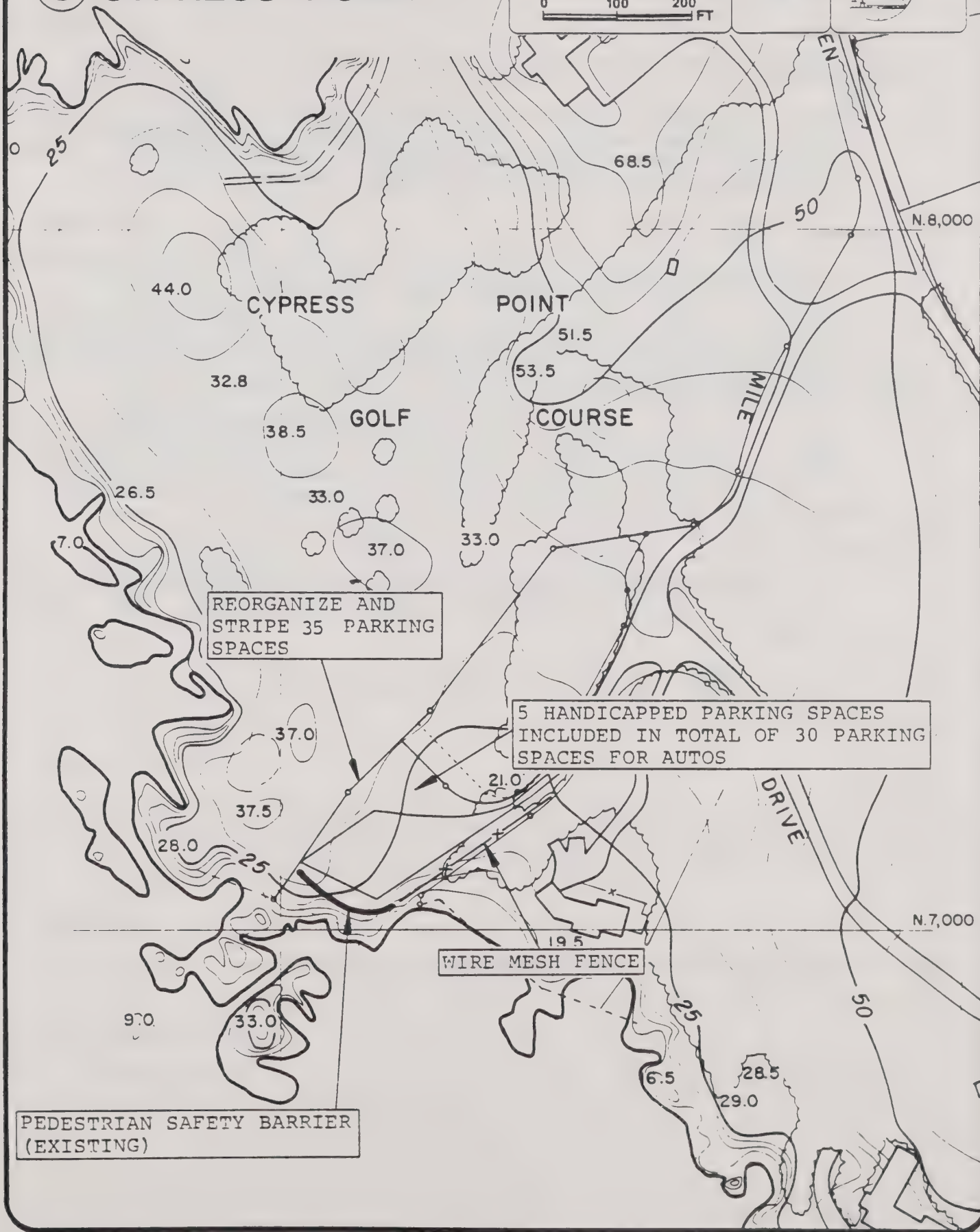
### Local Roadway Access:

17-Mile Drive.



# 8 CYPRESS POINT

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM  
0 100 200 FT



REORGANIZE AND STRIPE 35 PARKING SPACES

5 HANDICAPPED PARKING SPACES INCLUDED IN TOTAL OF 30 PARKING SPACES FOR AUTOS

WIRE MESH FENCE

PEDESTRIAN SAFETY BARRIER (EXISTING)

Mass Transit:

None.

Trail Access:

None. The area is isolated. Pedestrian access is possible from 17-Mile Drive along the access road, but is dangerous and discouraged due to very narrow road surfaces and insufficient space to widen shoulders. At some points passing vehicles even have problems.

Improvement Objectives:

The primary objective of access at this location is to provide panoramic views of the shoreline to the east toward Pescadero Point.

Access beyond the parking area is dangerous and should be prevented by improving the barrier. The area should be posted to warn of hazards beyond the parking area barrier.

Improve existing parking by stripping in a manner that organizes traffic flow in the parking area. Provide for at least 30 auto parking spaces. Orient parking spaces so that views can be obtained from parked vehicles to facilitate visual access to the coastline by the elderly and handicapped.

Timing:

The improvements listed above shall be completed not later than three years following occupancy of the Spanish Bay Hotel, or June 30, 1989, whichever occurs first.

## 9. LONE CYPRESS - MIDWAY POINT ACCESS

### Location:

Midway between Pescadero and Cypress points on southwest portion of 17-Mile Drive (Figure 9).

### Ownership:

Private; Pebble Beach Company.

### Beach Use:

None.

### Natural Environment:

High bluff face populated with first growth Monterey Cypress trees and spectacular world renowned views of the Lone Cypress on a rocky promontory/pinnacle. There is very little vegetation beneath the Monterey Cypress due to pedestrian traffic.

### Public Safety:

There are pedestrian and auto accident hazards in the roadway/parking area which is narrow and congested. Off the road on the trail to the viewing points venturing beyond the trail side barriers can be hazardous because of the steep bluff face that is close to visitor viewing areas.

### Existing Access:

By auto or tour bus from either direction along 17-Mile Drive. From the parking area by foot over improved stairway and walking trail to Lone Cypress viewing point.

### Existing Parking:

Parking is provided for approximately 28 automobiles or fewer automobiles and several tour busses. Parking is congested because of the narrow area shared by parked vehicles, through vehicles, random pedestrians obstructing through vehicles, and vehicles maneuvering to park.

### Land Use:

Permanent open space and public access point. Residential lots on either side.

### Local Roadway Access:

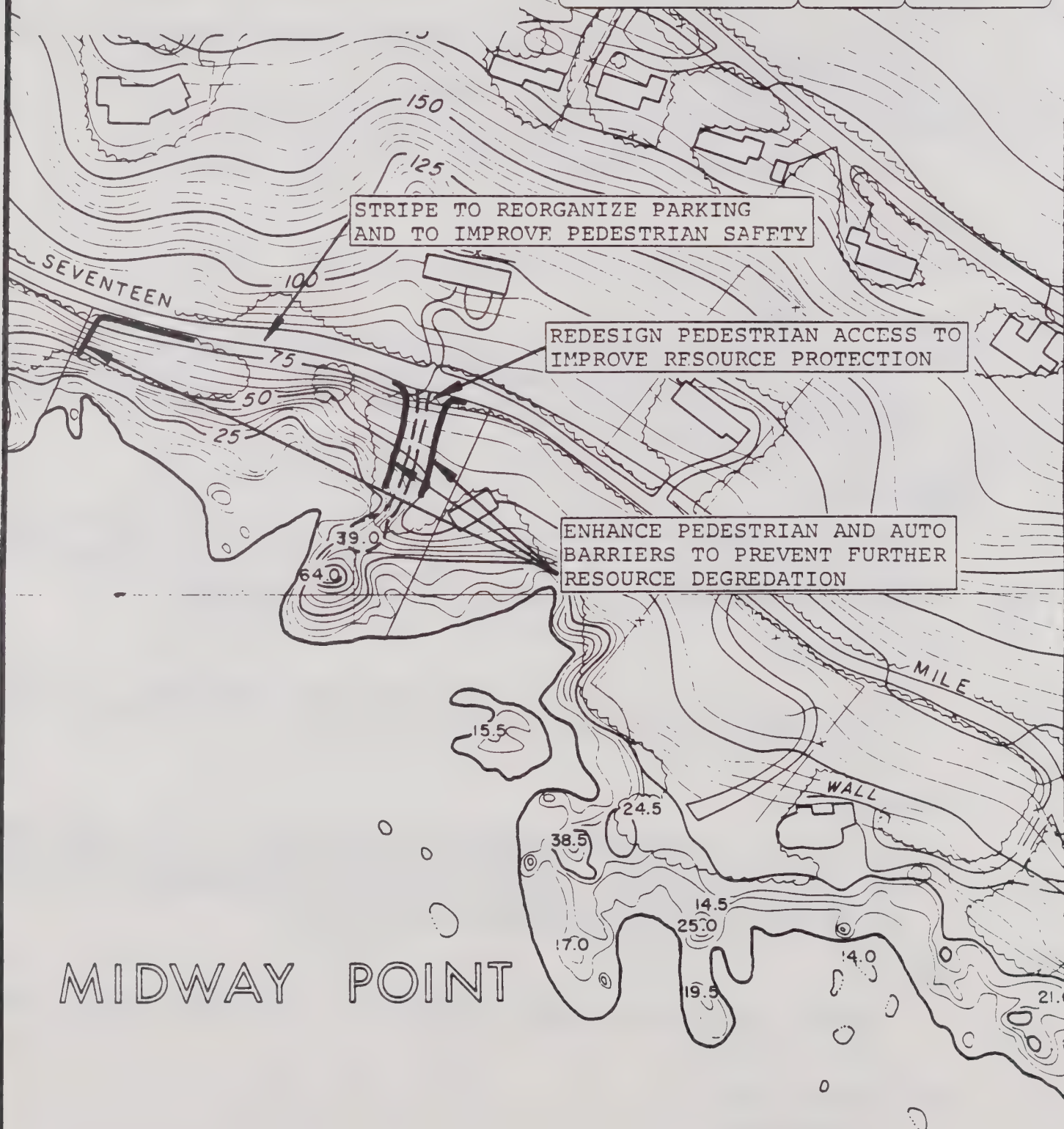
17-Mile Drive.



# 9 MIDWAY POINT

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 100 200  
FT



MIDWAY POINT

#### Mass Transit:

None, although this is one of the two most popular tour bus stops on the 17-Mile Drive.

#### Trail Access:

There is improved trail access from the parking area to the Lone Cypress viewing points. There is no trail access along the 17-Mile Drive in this area due to the narrow roadway alignment.

#### Improvement Objectives:

The primary objective of access at this location is to provide visual and photographic access to a scenic coastal bluff top area, to the "Lone Cypress", and to sweeping views across Carmel Bay to distant Point Lobos and Carmel beaches.

Reorganize and stripe parking to maximize parking area and reduce parking, traffic, and pedestrian conflicts, consistent with safety.

Redesign observation area in accordance with OSAC Plan recommendations and the design concept already developed by Pebble Beach Company.

#### Timing:

The improvements listed above shall be completed prior to occupancy of the Spanish Bay Hotel, or not later than June 30, 1986.

10. GHOST TREE - PESCADERO POINT ACCESS

Location:

17-Mile Drive just west of Pescadero Point (Figure 10).

Ownership:

Private; Pebble Beach Company and Hill.

Beach Use:

None.

Natural Environment:

Grassy bluff top with picturesque Monterey Cypress trees near the parking area (along road). Grassy Monterey Cypress and Monterey Pine habitat on Hill Property.

Public Safety:

This access area in general presents no particular safety problems aside from traffic, parking and pedestrian interaction hazards in the parking area.

Existing Access:

Vehicular access from both directions on 17-Mile Drive. Foot access from the parking area along the road on unimproved trail to the bluff top and through the Hill Property to near Pescadero Point.

Existing Parking:

Spaces are available for approximately 26 automobiles to park along the roadway. Parking is congested.

Land Use:

Ghost Tree area is permanent open space and public access. Hill's Property is presently private but a loop trail is to be developed.

Local Roadway Access:

17-Mile Drive.

Mass Transit:

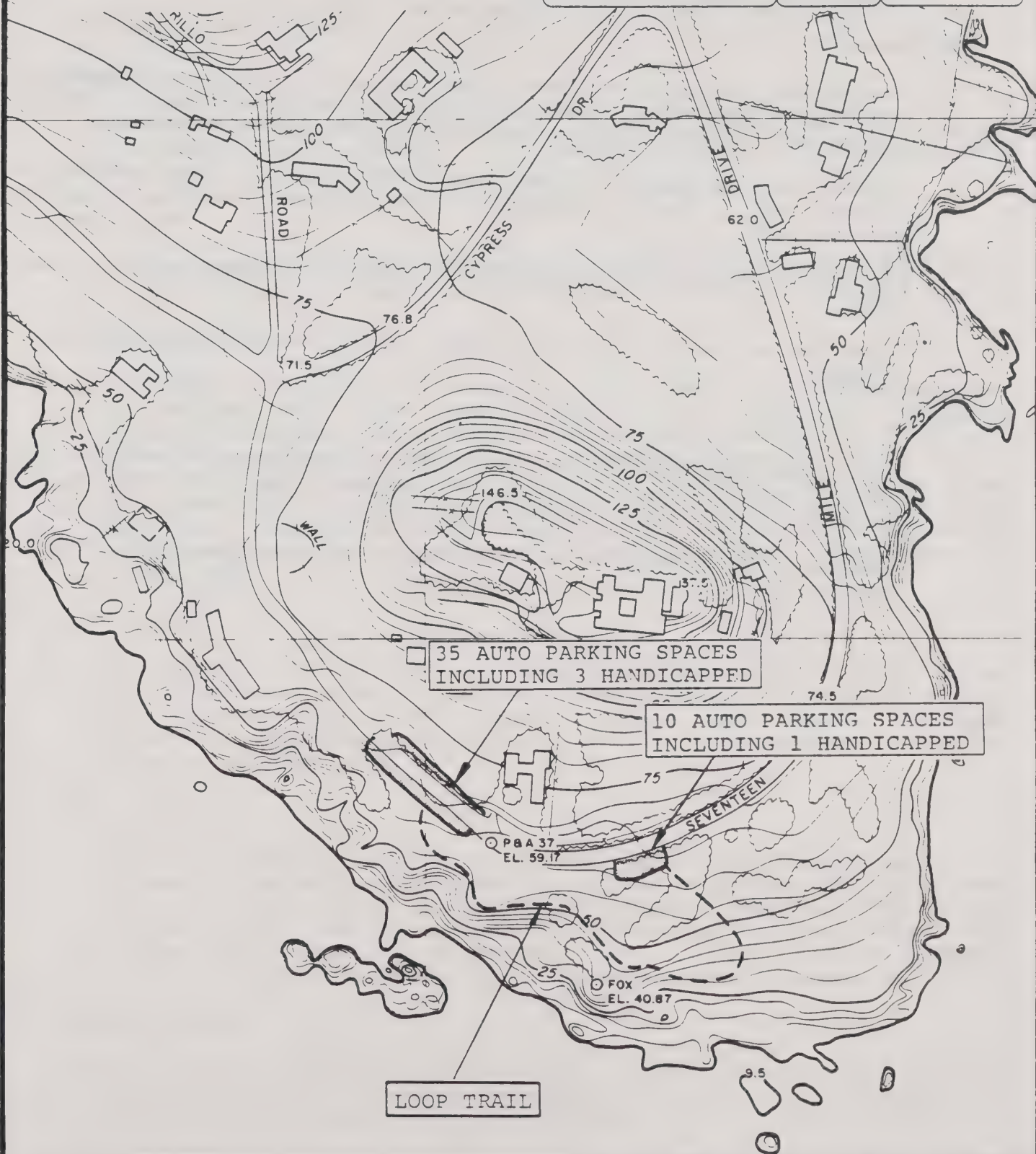
None, although tour busses sometimes stop. This is among the more popular tour bus stops.



# 10 PESCADERO POINT

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 200 FT



PESCADERO POINT

#### Trail Access:

None along 17-Mile Drive. Unimproved trail to Ghost Tree and through Hill Property to Pescadero Point area.

#### Improvement Objectives:

The primary objectives of access at this access point is to allow pedestrian walking and handicapped access through gentle trails to panoramic viewing points near Pescadero Point and photographic access to the Witch Trees.

Improve and dedicate loop trail through Hill Property. Post and mark as access trail. Provide barriers to prevent access to sensitive areas or unsafe areas.

Provide a minimum of 10 parking spaces at the Hill Property trail entrance point.

Widen road at Ghost Tree parking area to allow 35 auto parking spaces to be striped.

#### Timing:

The access improvements on the Pebble Beach Company property shall be completed not later than three years following occupancy of the Spanish Bay Hotel, or June 30, 1989, whichever occurs first.

The access improvements on the Hill Property shall be made as a condition of approval of any development on that property.

## 11. CARMEL BEACH ACCESS

### Location:

Southernmost coastal area of the Del Monte Forest adjacent to the City of Carmel and the Carmel Gate to the Forest.

### Ownership:

A portion of this access is within the Del Monte Forest Area. The remainder is within the City of Carmel. All ownership is private (various individual owners).

### Beach Use:

This access would provide alternate access to the northern portion of Carmel Beach, a broad white sandy beach that is heavily used by visitors to Carmel.

### Natural Environment:

The Beach at this point is exclusively sand. The access point begins within the Del Monte Forest under mixed Monterey Pine and Oak overstory, follows a private drive along and to the south of Pescadero Creek toward the ocean. After leaving the Del Monte Forest, the access descends into the creek bed until reaching the beach. A wide variety of understory plants occur along the route including many landscape species on the lots the access would traverse. Erosion has occurred in the stream valley of Pescadero Creek and would be expected to be exacerbated by trail development unless carefully accomplished.

### Public Safety:

The route is basically safe, although the private drive which the access route would use within the Del Monte Forest segment is essentially a one-lane curved road with limited sight distance at some places, presenting potential safety hazards for walkers. There is no parking available at the start of the access.

### Existing Access:

There is presently no access to the beach along the proposed access route. Access to Carmel Beach at present is achieved by entering the beach area from the parking lot at the foot of Ocean Avenue in Carmel and then walking up the beach. Some access presently occurs across the Pebble Beach Golf Course to the north side of Pescadero Creek, although it is a hazardous route and requires disruption of play and trespassing on the course.

### Existing Parking:

No parking is presently provided at the entrance to this access. There is an informal turnout, unmarked, and capable of accommodating approximately 5 autos about 100 yards north on 17-Mile Drive.



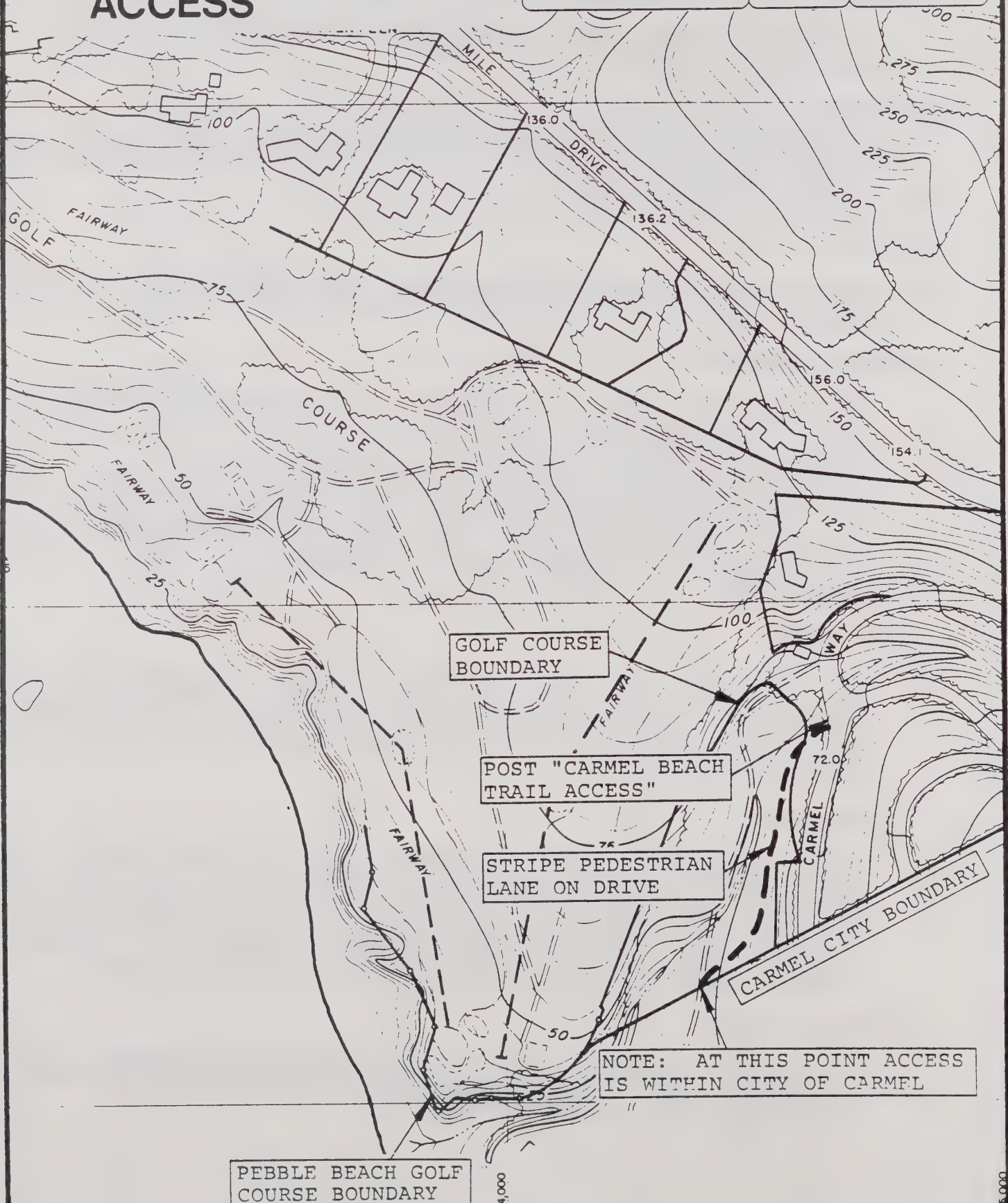
# 11 CARMEL BEACH ACCESS

DEL MONTE FOREST AREA GENERAL PLAN  
LOCAL COASTAL PROGRAM

0 200 FT



Monterey County  
Planning  
Department



PEBBLE BEACH GOLF  
COURSE BOUNDARY

E 14,000

Land Use:

The area through which this access route would be constructed is presently subdivided in residential lots, most of which are built on. A portion of the route would be through open space in the creek bed.

Local Roadway Access:

17-Mile Drive via the Carmel Gate.

Mass Transit:

None.

Trail Access:

There is presently no trail access.

Improvement Objectives:

The primary purpose of this access is to provide an alternate access to the Carmel Beach for those wishing to have a loop trail hike to and from the beach (from Ocean Avenue parking area to the beach, north on the beach to Pescadero Creek outlet, inland on the new trail to the Carmel Gate, return along 17-Mile Drive through Carmel to Ocean Avenue parking area).

Obtain access easement from owners of lots and private drive to allow marking of the route.

Determine water levels in Pescadero Creek and design trail to connect from private drive, along Pescadero Creek to the beach. Refer to trail design criteria for use in steep cross slope conditions included earlier in this report.

Post both ends of access to indicate to new users the appropriate route.

Timing:

The access improvements listed above shall be made as a condition of approval of any development on that property.

## 12. STILLWATER COVE BEACH ACCESS

### Location:

Southcentral coastal area of the Del Monte Forest adjacent to the Pebble Beach Golf Course and east of the Pebble Beach Beach and Tennis Club (Figure 12).

### Ownership:

Private: Pebble Beach Company.

### Beach Use:

Sunbathing, beachcombing, picnicking, scuba diving access for habitat observation or scientific research.

### Natural Environment:

Low coastal bluff (10 feet) at west end near the Beach and Tennis club becoming high coastal bluff (40-50 feet) at east end. The beach is white and sandy with a width that varies depending on the season and wave activity. Under normal summer conditions, the beach is about 40 feet wide at the west end and widens to nearly 100 feet at the extreme east end. The bluff face is composed of easily erodible material and shows signs of erosion, primarily by wave action.

Stillwater Cove itself is known for its rich and relatively undisturbed marine life. Scientific diving presently occurs and several research projects are ongoing.

### Public Safety:

Except during periods of storms and high waves, the Stillwater Cove beach is well protected. Access to the beach down the bluff face is a definite hazard due to the steepness of the bluff at most locations and the hazards associated with crossing the golf course which, as well as disrupting play on the course, exposes the prospective beach-goer to the possibility of serious injury from golf balls. The only point at which beach access is physically feasible for the majority of prospective users is at the west end of the beach just east of the Beach and Tennis club where the bluff is at its lowest.

### Existing Access:

Public access is not currently available at Stillwater Cove. Permission to use the beach has been limited to forest residents, members of the private Pebble Beach Beach and Tennis Club, and guests of the lodge at Pebble Beach. This has occurred because of the potential conflicts with long established uses at the Beach Club in terms of parking and use of the private club restroom facilities.



### Existing Parking:

All parking in the area is presently reserved for members of the private Beach and Tennis Club. Space is available for approximately 50 passenger automobiles in the Beach Club parking area near the beach. Private use of the Beach Club for normal activities, such as the usual lunch hour, fully utilizes the available space. Parking for approximately 150 additional automobiles is provided in three parking areas used by members of the private Tennis Club located about 1/3 mile to the northwest. These lots accommodate approximately 20 passenger automobiles, and previously designated for Beach Club employee parking, is located just west of the Beach Club.

### Land Use:

The entire Stillwater Cove area is in private ownership and is used for commercial, recreation and residential purposes; the cove itself and the tidelands are in the public domain. Principal uses include the Pebble Beach Golf Course, the Pebble Beach Beach and Tennis Club, and several private residences along Cypress Drive and atop the bluff near the east central end of Stillwater beach. The pier at the west end of Stillwater beach is privately owned and is located on leased State lands. The pier is in poor condition due to storm damage and is planned to be demolished.

### Local Roadway Access:

Access to Stillwater Cove is via 17-Mile Drive, thence Palmero Way, thence cypress Drive, thence across the Pebble Beach Beach and Tennis Club parking lot. Permission to pass over Cypress Drive and the parking lot is presently posted as subject to the permission of the owner.

### Mass Transit:

None.

### Trail Access:

None.

### Stillwater Cove Beach Access Management Plan:

The principal objectives for public access at Stillwater Cove are to (1) balance the private property rights of the land-owners, and the private use of the Pebble Beach and Tennis Club facilities with the provision of vertical access to the beach for the public visitors to the Del Monte Forest, and (2) protect the sensitive habitats of Stillwater Cove from overuse. This is achieved by providing certain improvements for the use and enjoyment of the visiting public and simultaneously controlling the use of these improvements and access across private property to avoid conflicts between existing private uses, visitors, and

sensitive resources.

In order to provide certainty as to how the competing interests and considerations in the use of Stillwater Cove will be balanced and resolved, the following Access Management Plan is adopted as an integral part of the Del Monte Forest Land Use Plan to govern the provision of public access at Stillwater Cove.

The following describes the various elements of the Access Management Plan. They can be best understood by referring to Figure 12.

#### Provisions for Visitor Access:

Reserved Parking: Six automobile parking spaces will be provided for the exclusive use of visitors to Stillwater Cove Beach. One of these spaces will be designed and marked for the exclusive use of the handicapped in accordance with the design criteria provided elsewhere in Appendix B. Any remaining spaces not reserved in advance shall be available to visitors on a first come, first served basis.

The six reserved parking spaces will be located at the north end of the Beach Club employee parking lot, south of Cypress Drive and immediately west of the 17th tee of the Pebble Beach Golf Course (Figure 13). The reserved parking spaces will be screened from the view of golfers and an adjacent private residence by vegetation. The reserved spaces will be available to coastal visitors by advance reservation. Vehicles parked without reservations will be towed by the landowner at the vehicle owners expense. The reservation system is described in a subsequent section.

Equipment Drop-Off/Pick-Up. Scuba divers or other visitors to Stillwater Cove Beach, who have reserved one of the designated visitor parking spaces, and who plan to utilize equipment or other bulky materials in their stay at the beach may drive to a designated equipment drop-off/pick-up location in the Beach Club parking lot near the beach entrance, subject to visitor vehicular access limitations to the Beach Club parking lot described in a subsequent section. Vehicles left unparked at the equipment drop-off point will be towed by the landowner at the vehicle owners expense. Figure 14 illustrates the location of the equipment drop-off/pick-up point. Irrespective of reservations, handicapped may be dropped off within the Beach Club parking lot subject to times of access provisions described elsewhere in the management plan.

Reservation Procedure. Visitors wishing to utilize Stillwater Cove Beach reserved parking area located a short walk from the beach entrance must do so by advance reservation. A reservation entitles the user to free parking in the reserved space during the reserved period, and the opportunity to enter the Beach Club parking lot for equipment drop-off/pick-up during designated



periods. A reservation does not exempt the beach visitor from the normal Forest entry fee which is charged at the Forest entrance gate.

A reservations list will be maintained by the Beach Club secretary who may be reached by telephone during normal working hours by calling (408) 624-6407. Reservations will be accepted up to two weeks in advance, but will not be accepted on the date that reserved parking is requested. The Beach Club secretary will provide daily reservations lists to security personnel at the new Cypress Drive security gate (see subsequent description) who will allow reserved visitors to pass upon endorsement of acknowledgement of use and access restrictions.

Unreserved Parking. Visitors without advance reservations in the reserved parking area may visit Stillwater Cove Beach, within maximum capacity limits established elsewhere in this plan, but such visitors will have to compete with all other visitors and users of facilities in the Lodge complex area on a first come first served basis for parking in designated nearby parking areas. Visitor autos arriving at the new Cypress Drive security gate will be directed to the two designated nearby parking areas and given directions for walking to the beach along Cypress Drive.

Pedestrian Access Route. The route for pedestrian access from unreserved and reserved parking areas to Stillwater Cove Beach will be marked on Cypress Drive and through the Beach Club parking area (Figure 1). Signs will be posted at strategic locations to mark the route. Access route marking and signing will be consistent with the design criteria established elsewhere in Appendix B.

Beach Access Stair/Ramp. An 8' wide general purpose stair/ramp will be constructed just east of the Stillwater Cove Pier and Beach Club parking lot to provide pedestrian access from the bluff top to the beach. The stair/ramp will be constructed of concrete or other sturdy material capable of withstanding the forces of storm wave action. Figure 15 illustrates the approximate configuration and location of the stair/ramp. The ramp is intended to facilitate the movement of pedestrians and equipment to the beach. Handicapped persons in wheel chairs could use the ramp, but should not attempt to negotiate the ramp without assistance.

Pier Fence. A chain link fence will be constructed at the beach end of the piles supporting the pier (pier planned for future demolition), near the west end of the beach, as a means of discouraging visitors from entering the private Beach Club facility. Figure 16 illustrates the fence.

Visitor Convenience Facilities. A "unisex" restroom will be constructed at the east end of the Beach Club building for beach users. The restroom will be unlocked during daylight hours when the Beach Club is open. Beach visitors will not be permitted to



use private restroom facilities within the Beach Club. (Figure 16).

A pay telephone will be provided at the restroom entrance. (Figure 16).

#### Limitations on Beach Use:

To protect the natural character of the beach and Cove and to provide an environment compatible with the adjacent private uses of the Beach Club, the landowner reserves the right to limit occupancy of the beach to not more than 50 visitors at any time. Similarly, not more than 10 divers will be permitted to utilize the Cove, taking access through the Beach Club, at any time. Exceptions may be made on a case by case basis. Additional limitations relative to numbers of divers may be imposed when it is necessary for the efficient conduct of scientific research within the Cove sponsored by accredited educational institutions. Limitations for this purpose shall not substantially reduce the times available for use of the cove by recreational divers.

As is the case with all other beaches and publicly accessible coastline locations in the Del Monte Forest, Stillwater Cove Beach is a day-use only facility. Uses permitted include sunbathing, beachcombing, picnicking, scuba diving water entry for habitat observation, swimming, and water entry for small watercraft. Beach visitors must adhere to all Federal, State and Local laws and ordinances, posted restrictions and property use regulations of the landowner, and limitations contained in this Management Plan which will be enforced by the landowner's security staff. No overnight camping, unleashed pets, firearms or weapons, motorized vehicles, spearguns, launching of boats that cannot be readily accomplished by use of the general purpose beach access stair/ramp, collecting of marine species protected or regulated by the Federal or State Fish and Game agencies, disrobing in public view, or other such activities that may be unlawful or unsafe will be permitted.

#### Times of Access:

While the beach may be used at any time during daylight hours, during special events and heavy use periods at the Beach and Tennis Club, during major recreation and social events in the Forest, and during designated maintenance periods, access through Beach Club facilities will be restricted or not permitted. These periods include:

1. Closed for Maintenance on days when the beach in front of the beach clubhouse is closed for maintenance, but not more than 1 day/month.

2. Daily 11:00 a.m. - 2:00 p.m. -- Beach club parking lot closed to all nonmember automobile traffic (no equipment drop-off or pick-up permitted). Pedestrian access during this period is permissible.
3. Daily -- Visitor restroom open only during daylight hours when the Beach Club is open.
4. Special Events -- Closed during period when entry to the Forest by the general public is restricted (e.g. major golf tournaments), or when major events are scheduled at the Beach or Tennis Club (e.g. recreation/social events), not to exceed 45 days.

Periods of access closure or restriction will be noted in access information handouts provided to visitors at the Forest entry gates. Visitor reserved parking reservations will not be accepted during these periods.

#### Access Monitoring:

Access to the Pebble Beach Beach and Tennis Club, and Stillwater Cove Beach area will be monitored by installing manned security gates on Cypress Drive at the intersection of Palmero Way and at the entrance to the Beach Club parking lot. These facilities will enable the landowner to ensure that automobile access to Cypress Drive is limited to club members and guests, residents with driveway access to Cypress Drive, beach visitors with parking reservations, and visitors dropping off or picking up people or equipment. This will also allow security personnel to monitor equipment drop-offs/pick-ups in the Beach Club parking lot and to monitor reserved beach visitor parking to ensure its availability for the intended use. (Figure 17).

While swimming is allowed at Stillwater Cove Beach, the land owner will not provide lifeguard services and swimmers do so at their own risk.

#### Access Information Programs:

Forest Visitor Gate Handouts. Forest visitors, when entering the Forest at one of the gates, receive literature describing the Forest and its amenities. Among the information given out will be material describing coastal access points. Stillwater Cove Beach will be listed with all other access points. Information unique to obtaining access to this beach, use restrictions, access restrictions, and the visitor parking reservation system will be contained in the information material.

Informational Signing. Informational signing will be developed for the Stillwater Cove Beach access consistent with the design criteria described elsewhere in Appendix B. Specifically, access information signs will be provided at the following locations and will contain the following types of information (Figure 18).

1. Cypress Drive/Palmero Way Security Gate -- Sign announcing Stillwater Cove Beach access point and directing inquiries to security gatehouse.
2. Cypress Drive -- Indicating location of Reserved Visitor parking.
3. Beach Club Parking Lot Gate -- Directional sign indicating route to equipment drop-off and beach access through members parking lot. Sign warning visitors to keep off golf course.
4. Beach Club Parking Lot/Beach Access Point -- Signs designating equipment drop-off point, keep off pier, (until pier demolished), beach access point, and beach use limitations.
5. Restroom -- Sign indicating visitor restroom and hours of availability.
6. Beach Area -- Signs noting private nature of beach west of existing pier and keep off bluffs.

Implementation:

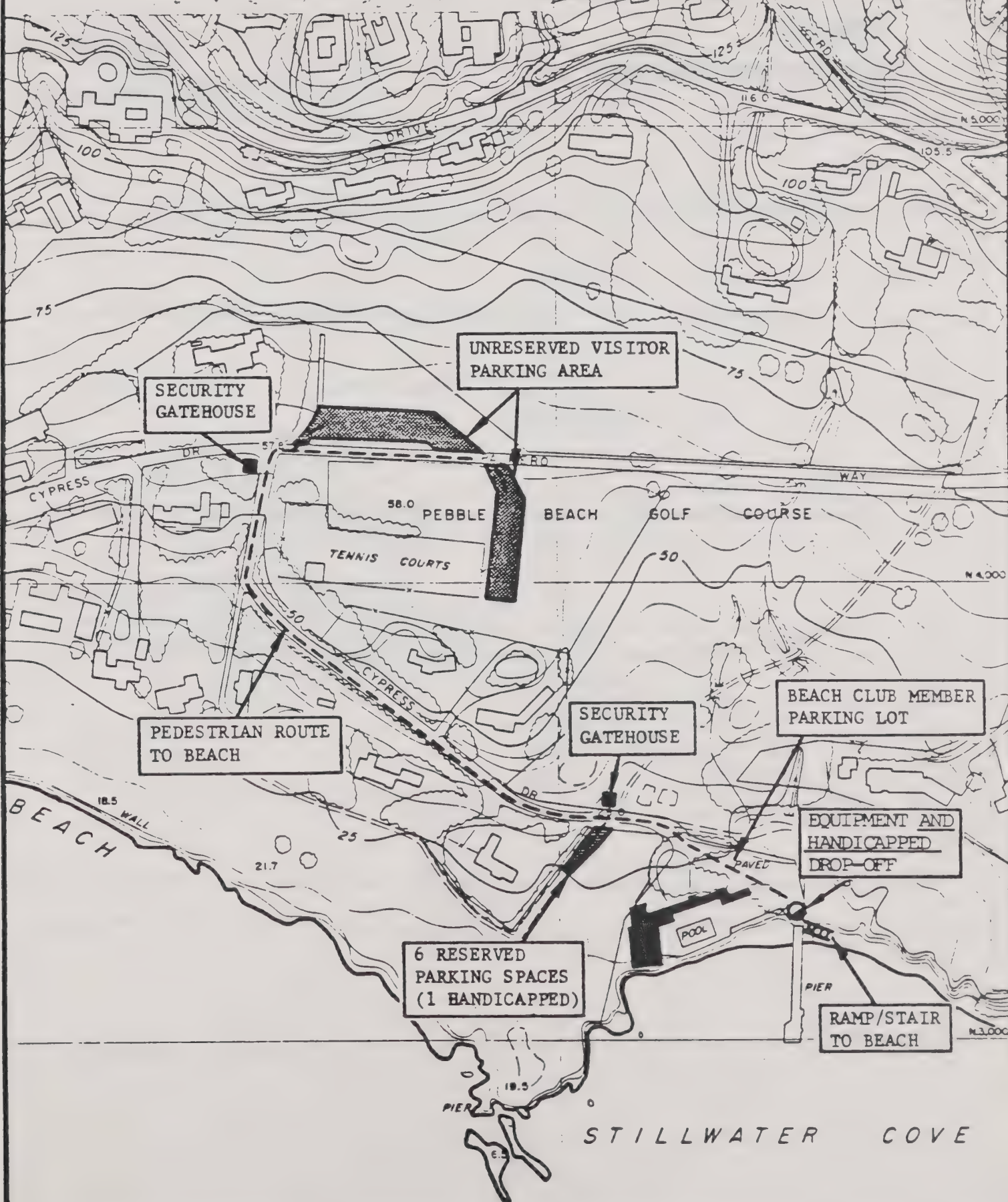
The physical improvements and operational changes necessitated by the Land Use Plan and this Access Management Plan for Stillwater Cove Beach will be completed prior to occupancy of the Spanish Bay Hotel, or not later than June 30, 1986, whichever occurs first.



# 12 STILLWATER COVE

DEL MONTE FOREST AREA GENERAL PLAN  
IDEAL COASTAL PROGRAM

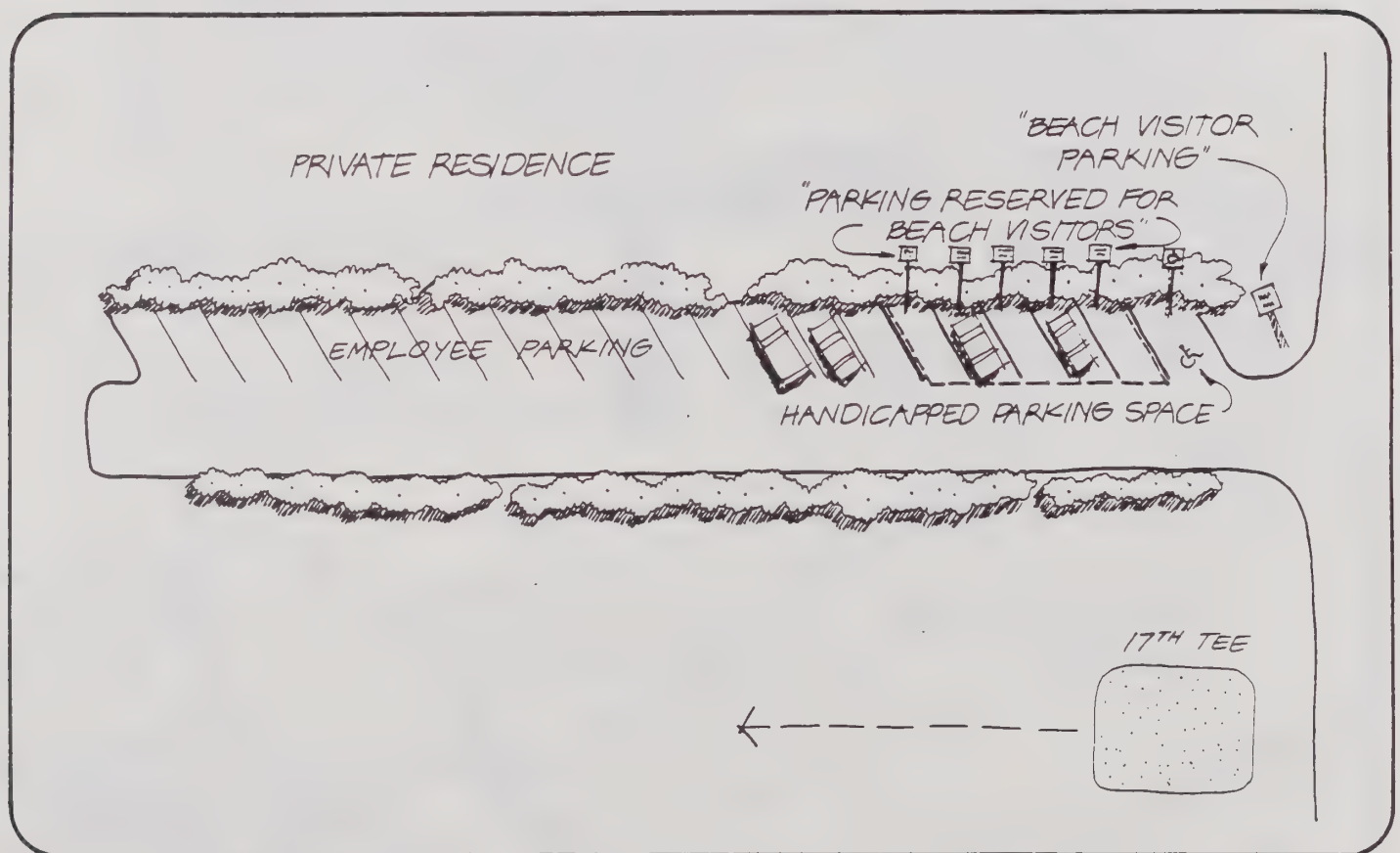
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STILLWATER COVE

FIGURE 13

Visitor Reserved Parking Area



**FIGURE 14**

Equipment Drop-Off/Pick-Up Site

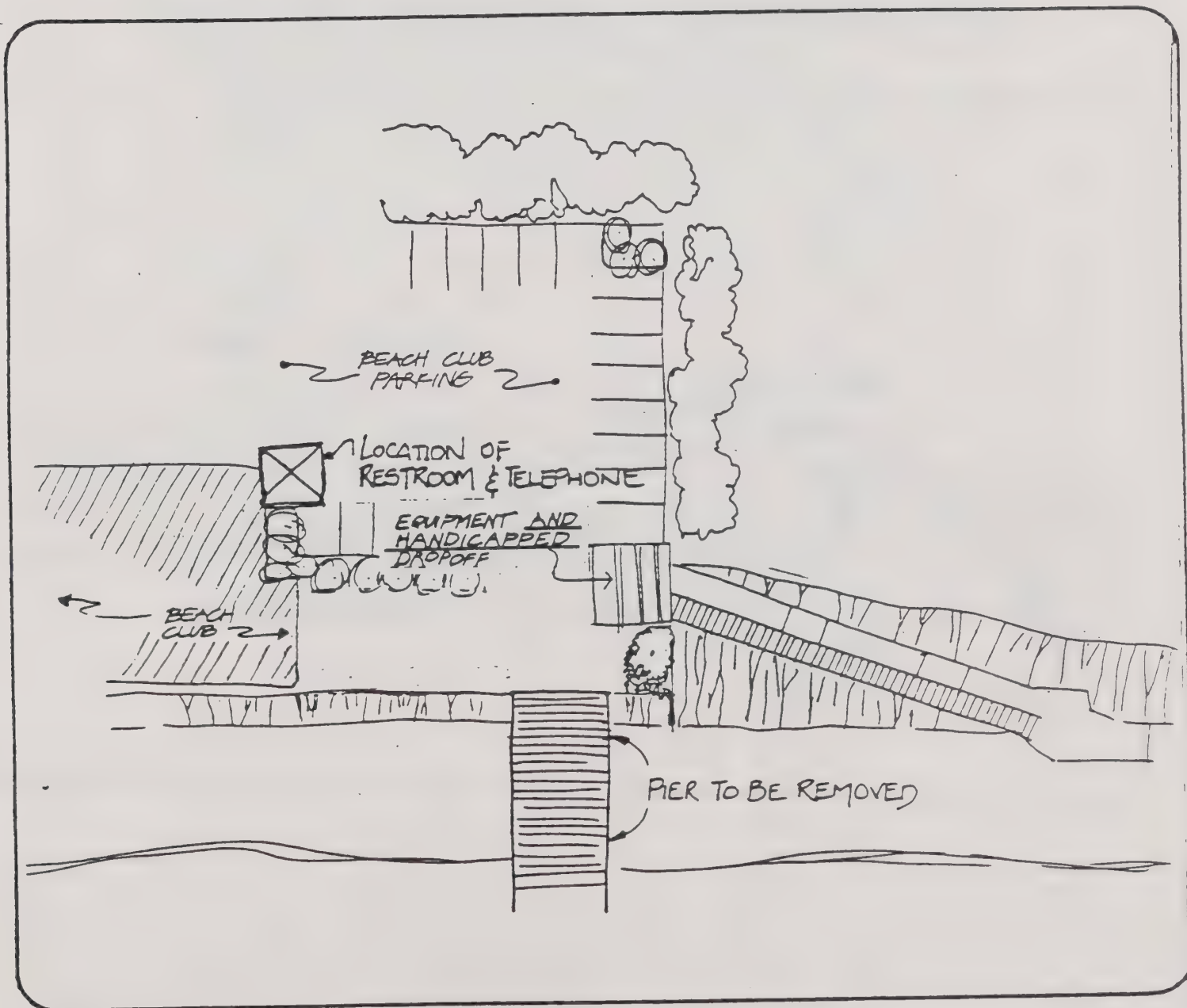
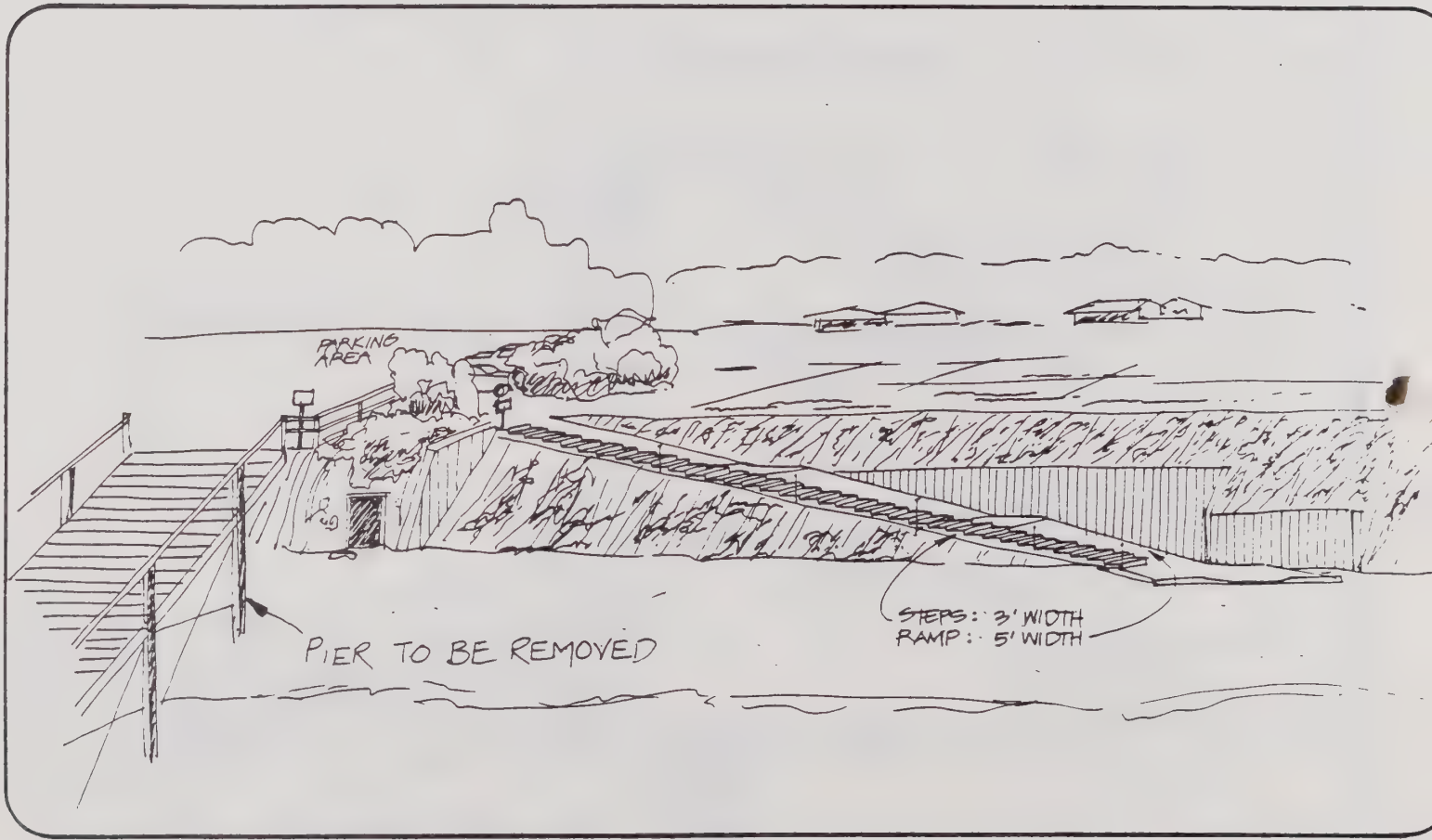




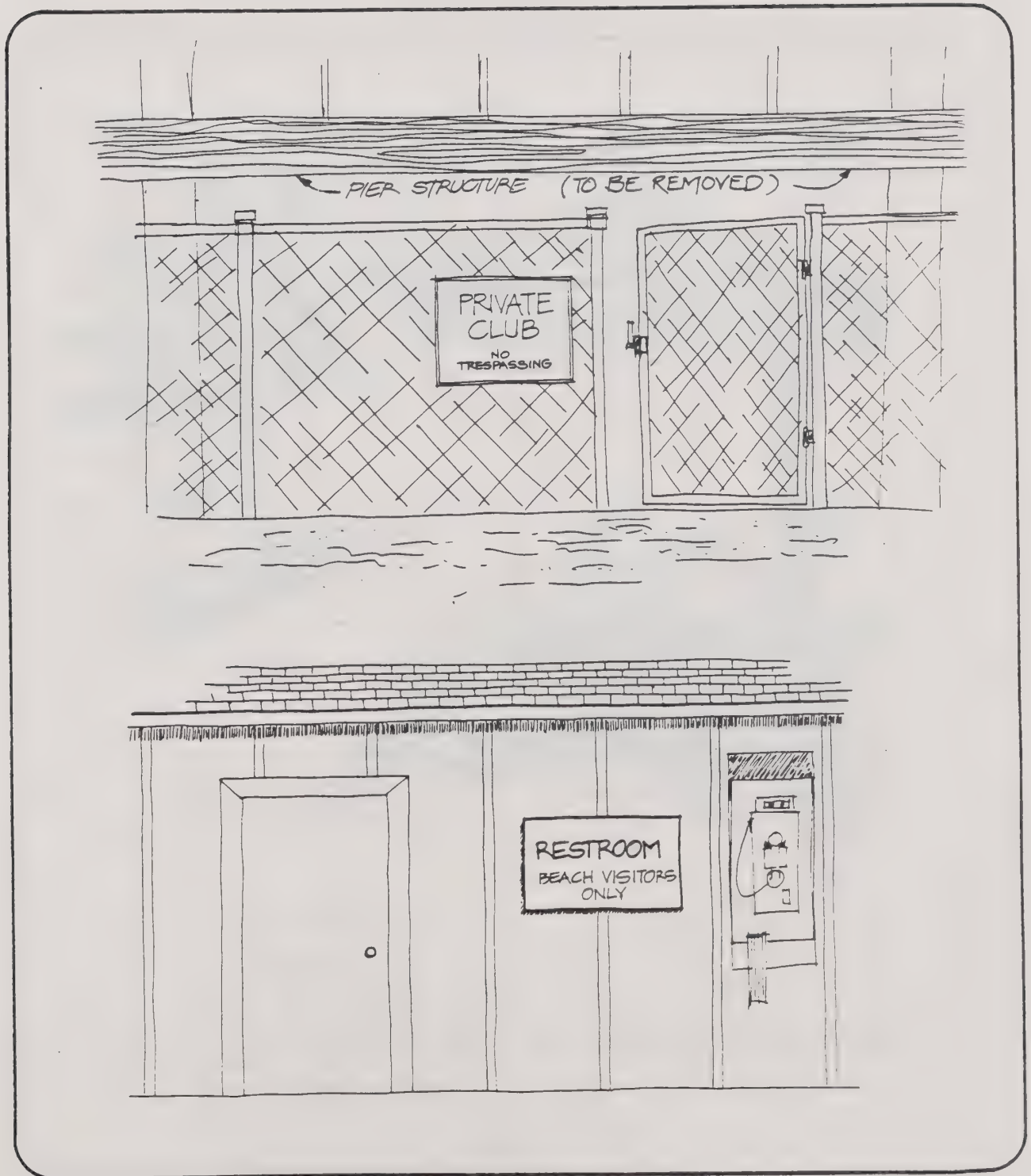
FIGURE 15

Beach Access Stair/Ramp



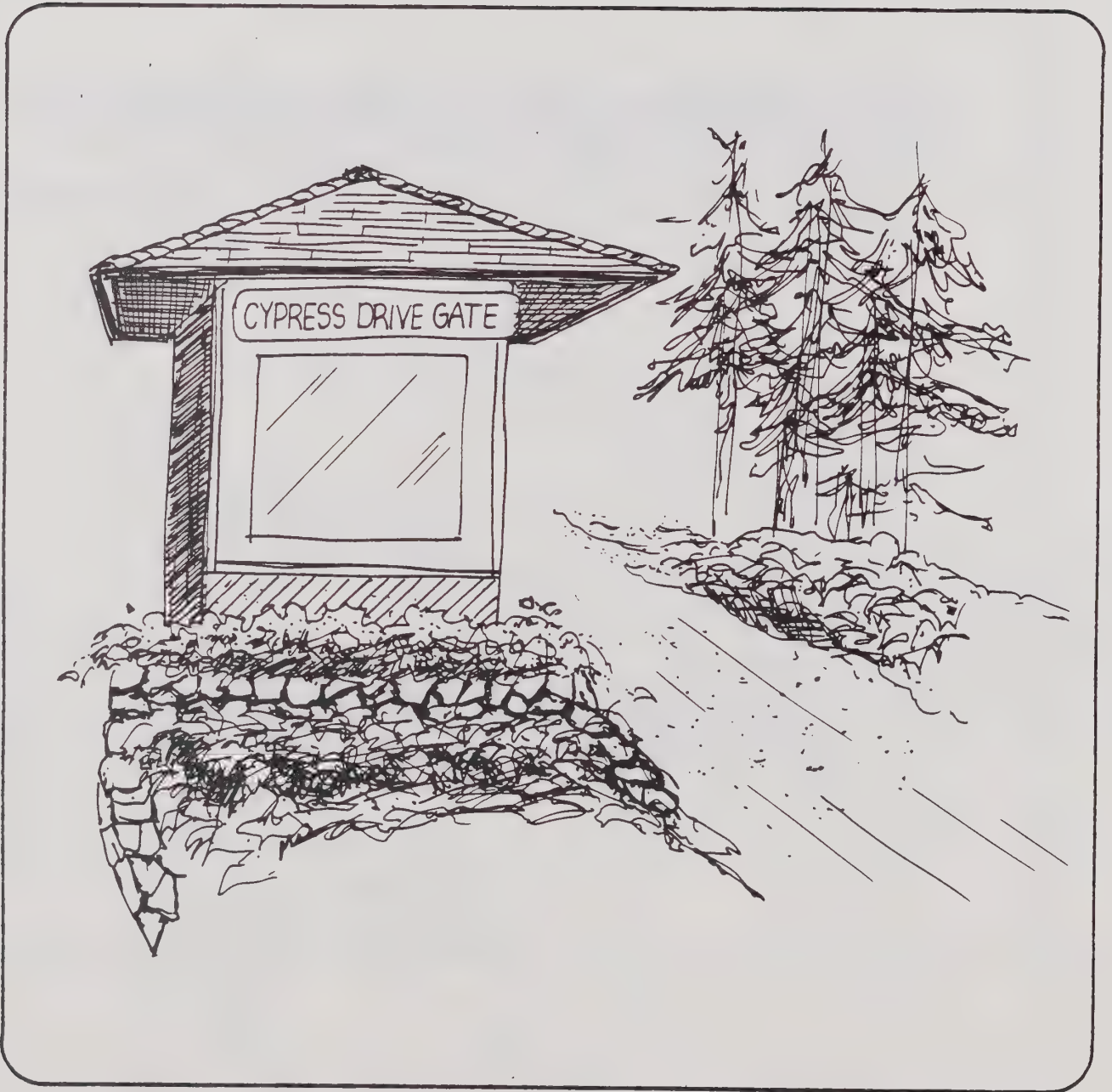
**FIGURE 16**

**Pier Fence / Visitor Convenience Facilities**



**FIGURE 17**

**Typical Access Control Gate**





**FIGURE 18**

**Informational Signing**

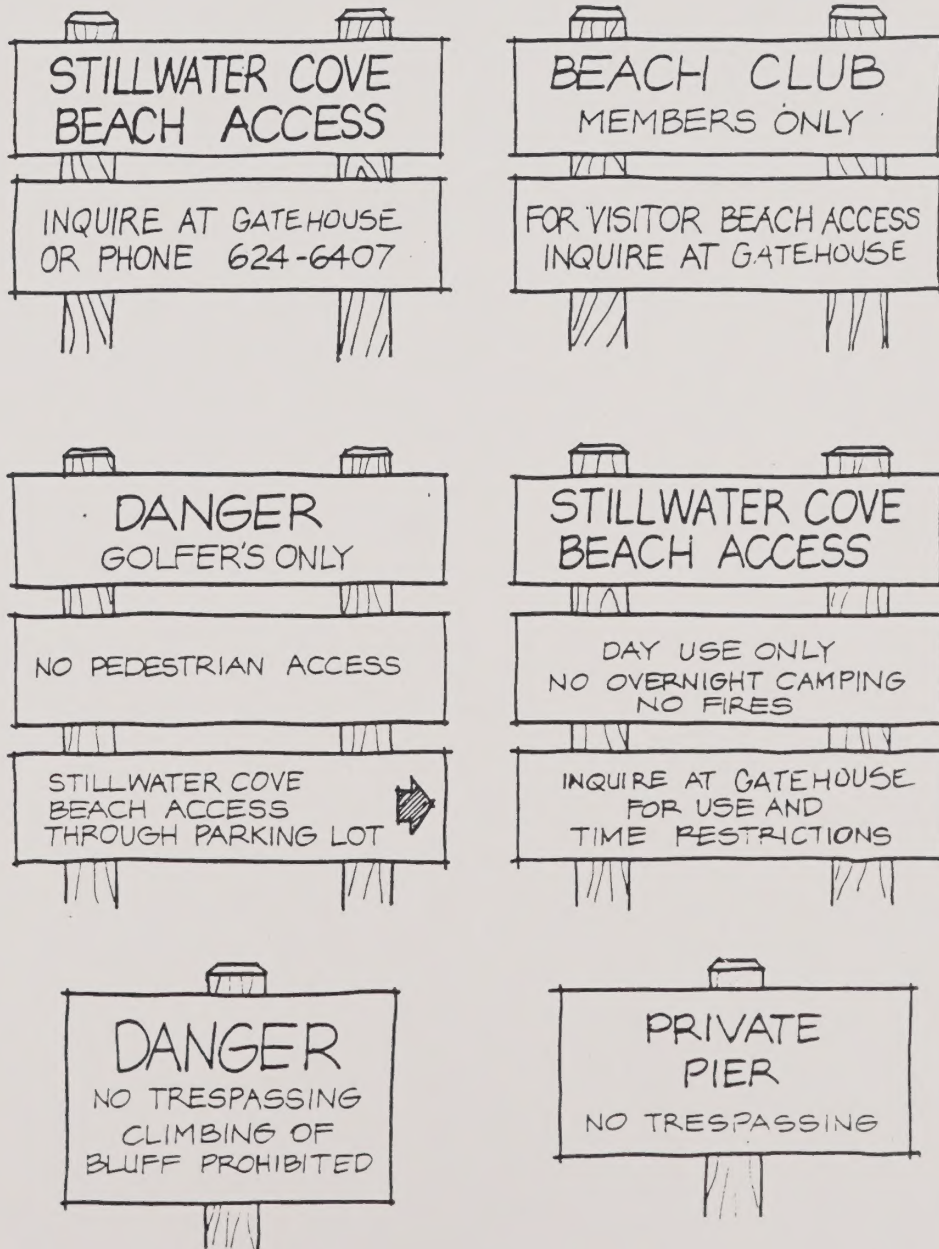
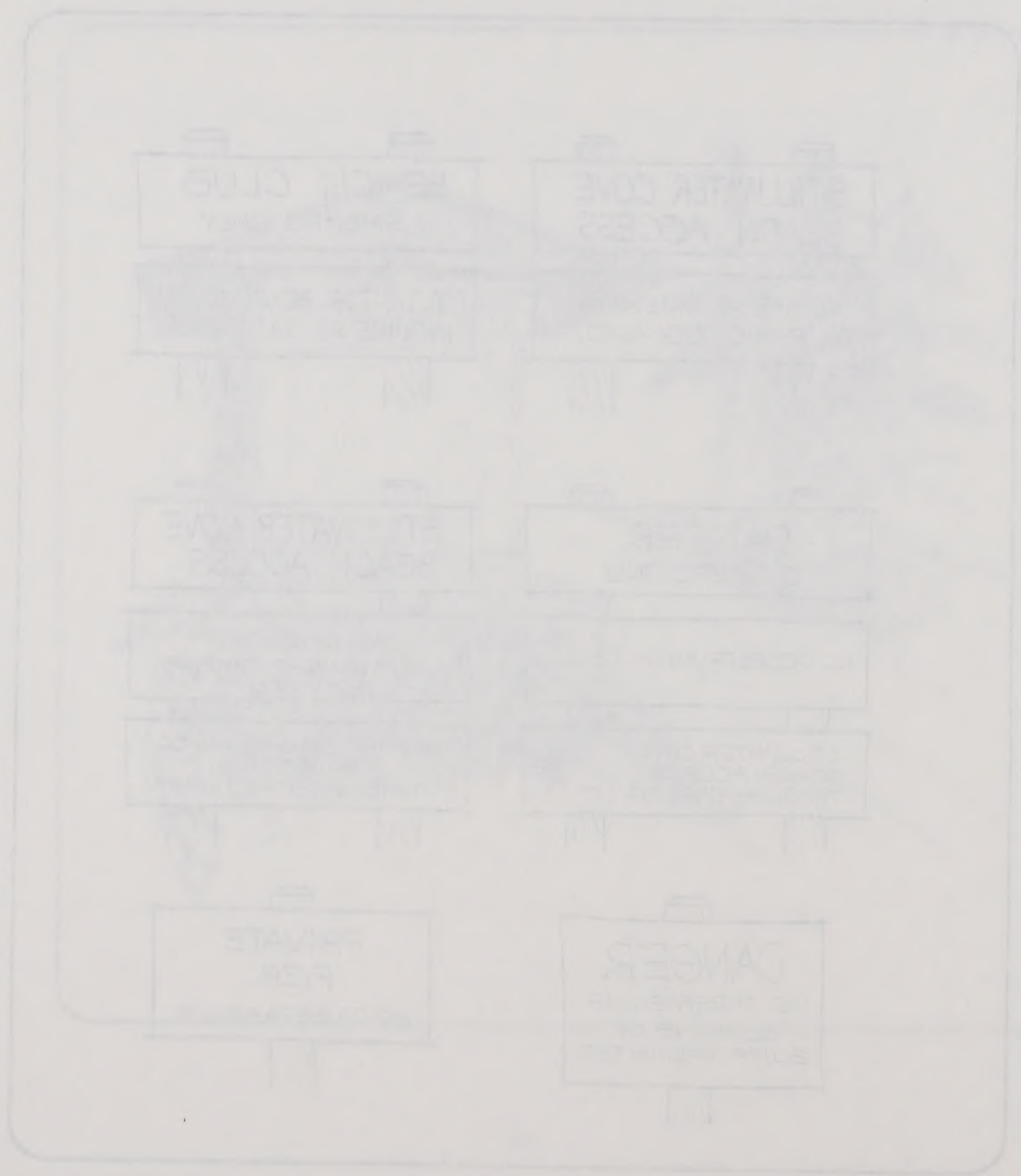


Figure 1

Hand-drawn map of the site

Figure 2

Informational signs







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